



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
303-681-2050
perryparkwsd.colorado.gov

Regular Board Meeting
Wednesday, October 15, 2025 – 2:00pm
Location: 5676 Red Rock Drive, Larkspur, Colorado or via Zoom:

<https://us02web.zoom.us/j/86551722840?pwd=psSZfrZmwbjx97b5xWhL4Fowh3dnbS.1>

Meeting ID: 865 5172 2840
Passcode: 938252

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Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the District Manager.

Time	Topic
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2:00-2:01pm	Call to Order
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	A. Approval of/ Additions to/ Deletions from/ the Agenda
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2:02-4:00pm	New Business
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|--|---|
| | A. Approve September 17, 2025 Board Meeting Minutes |
| | B. Disbursements |
| | C. Larkspur Fire Protection District – Chief Tim McCawley (2 minutes) |
| | D. Perry Park Water Together Alliance – Aaron Mathewson (15 minutes) |
| | E. Audience Participation (3 minutes per audience participant) |
| | F. Request for Board Consideration – Reverse Osmosis System (5 minutes) |
| | G. Capital Improvement Plan – Mark Morton (15 minutes) |
| | H. Waucondah Wastewater Treatment Plant Funding Update – Andrew Wheeler (30 minutes) |
| | I. Execute Waucondah Wastewater Treatment Improve Project Contract Documents (10 minutes) |
| | J. Sign 2023 Reimbursement Resolution (1 minute) |
| | K. Smart Meters Update (2 minutes) |
| | L. 2026 Budget (10 minutes) |
| | M. District Systems Report (10 minutes) |
| | N. District Staff Report (1 minute) |
| | O. Legal Counsel - ADUs (Accessory Dwelling Unit), Reservoir Property, Legacy Tap Fees and Inclusion – Ashley Zahedi (30 minutes) |
| | P. Board Member Discussion Items (10 minutes) |

Adjourn Meeting



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
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Regular Meeting – September 17, 2025

Board Members Present

Gary Peterson
Brian Arthurs
Tony Lucas
Julia McCusker
James Maras

In-Person Guests

1. Robin Maras
2. Colleen Murray
3. Patrick Lim
4. Douglas Dixon
5. Aaron Mathewson
6. Mandy Johnson

Staff / Consultants in Attendance

Diana Miller – District Manager
Melissa Keathley – Utility Assistant
Tony Caterina – Real Estate Consultant

1.0 Call To Order

The Regular Board Meeting was called to order at 14:00.

Director Maras requested the following agenda items be added; 1-Update on the Rules and Regulation from Legal Counsel, 2- Estimated Billing for Customer at 4440 Red Rock Drive, 3- GMS Update and 4- Board Packet on Website. The board agreed to the additions.

2.0 New Business, Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-074) TO APPROVE THE MINUTES OF THE AUGUST 20, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The minutes were approved with the amendments listed below.

Regarding agenda item 2.5 on page 3. The last sentence shall read “Director Maras highlighted senior water rights have recently been purchased in the \$40,000 *per acre feet* to \$50,000 *per acre feet* range.”

Regarding agenda item 2.4 on page 3. The first sentence shall read “The board discussed options for funding the Wauconda Wastewater Treatment Improvements project and deliberated on *rejecting the bids from the* lowest bidders for the project.”

Regarding agenda item 2.4 on page 3. The third sentence in the second paragraph shall read “The board also discussed other options including tap presale options for landowners located within the newly-formed LID (Local Improvement District) areas of

the District and installing smart meters to capture revenue lost to unaccounted for water consumption.”

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-075) TO APPROVE ELECTRONIC PAYMENTS DATED AUGUST 25, 2025, IN THE AMOUNT OF \$29,164.70 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-076) TO APPROVE CHECKS 14589 THRU 14612 IN THE AMOUNT OF \$161,855.93 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14610, issued to TST Infrastructure, LLC, Director McCusker requested additional information regarding the budget allocation for the radium removal project. The District Manager advised that the radium removal capital expenditure is allocated to one general ledger account, and the fees collected for radium removal are allocated to another.

In reference to check 14599 issued to Fischer Enterprises, Inc, Director Arthurs requested additional information regarding the description associated with the check. The District Manager advised that the billing was indeed delayed for the snow removal that occurred months earlier.

In reference to check 14596, issued to Excell Pump Services, Director Maras requested additional information regarding the description associated with the check. The District Manager advised that Excell Pump Services supplied the District with multiple bearings for the Sageport RBC (Rotating Biological Contactor) number two.

A motion was made and seconded; (RESOLUTION 25-077) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 29, 2025, IN THE AMOUNT OF \$8,096.13 AND CONSENT AGENDA ITEMS DATED SEPTEMBER 12, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Waucondah Wastewater Treatment Plant Funding – The board discussed options for funding the Waucondah Wastewater Treatment Plant Improvements. The District Manager offered that DA Davidson would provide updated loan information for the board and would be soliciting bidders. The District Manager also offered that the Raftelis Rate Study is complete, but not yet ready to be presented in a public setting.

Director Maras asked if the District has received finalized pricing for the cost of the improvements to the Waucondah Wastewater Treatment Plant. It was offered that the estimate for the project is \$9.2 million. Director Peterson suggested that the board consider a loan issuance for \$7.2 million. Director McCusker emphasized that \$7.2 million might not be enough to borrow and that it wouldn't be wise to assume that the District could cover the remaining \$2 million. The board discussed

the current position of the District cash reserves as well as acceptable minimum balance.

Director Maras pointed out that the recent report from GMS, the engineering firm responsible for the Sageport Wastewater Treatment Plant (Sageport WWTP) upgrades, states that the project would be on hold for 6 years due to budgetary constraints. He expressed his concern that the project at risk for immediate state violations is the one that is being put off. Board members agreed that GMS' report warrants clarification, as there was no communication from the District regarding a 6-year hold on the Sageport Wastewater Treatment Plant upgrades. Director Maras echoed Director McCusker's position regarding the inadequacy of a \$7.2 million loan.

Director Peterson requested that the District Manager request the details of a \$8 million loan issuance from DA Davidson. He also asked Director McCusker if she had insight regarding the current state of interest rates. She replied that the interest rates for mortgages do not translate to the interest rates the District should expect as they are not affected by the same drivers. The District Manager offered that she would request Andrew Wheeler with DA Davidson be present at the October board meeting.

Director Peterson petitioned the board to be available to attend a Work Session prior to the next board meeting to fine-tune revenue producing initiatives, and to further discuss the amount of the loan that will be secured for the Waucondah Wastewater Treatment Plant Upgrades.

- 2.4 Smart Meters – The District Manager reported that there has been no change of status for the Smart Meters trial since the last meeting. Of the ten test meters provided by Zenner, only nine have been successfully installed, the tenth is an in-home meter and the effort to install has been ridden with challenges. Of the 9 meters installed, one is having continual communication issues. This meter is also an in-home meter. Director Lucas and Director Maras inquired regarding the use of an antenna or hard-wired remote to mitigate the transmission issues. Director Peterson advised that, should the board elect to move forward with Zenner, the District should have solutions for installation and transmission issues mapped out prior to the installation launch, especially for the in-home meter replacements.
- 2.5 Sageport Radium Removal Update – District Engineer, Michael Gerstner with TST Infrastructure LLC, Operations Manager, Will Parker with Semocor, Inc. and the District Manager spent numerous hours analyzing the costs of the Radium Mitigation Project. The District Manager offered that Mr. Parker put great effort into reducing the cost of the project. As a result, the District was able to reduce the estimated cost by \$1.1 million by shrinking the footprint of the new chemical building and modifying the piping configuration. Director Peterson advised that once the project has been fully funded, the radium mitigation fee assessed to the customers would be removed. The funds collected for the radium mitigation would be solely used for radium mitigation.

- 2.6 Poncho Well Update – The board reviewed the update from Jay Blackburn, the engineer for the Poncho Well. The construction and oversight of the well is expected to be finalized as early as October and as late as November. Director Maras informed the District Manager that groundwork repair was necessary after an unexpected issue disrupted finalized grading and re-seeding. The District Manager advised she would follow up on the issue.
- 2.7 Capital Improvement Plan Update – The District Manager advised that the Capital Improvement Plan had been emailed to board members earlier in the day. The District Manager advised that Mark Morton with GMS, Inc. would be at the next board meeting to provide an update on the Capital Improvement Plan and answer any questions from the board.
- 2.8 Right of Way Vacation Tenderfoot Drive – The board discussed details regarding the proposed Public Right of Way Vacation in Sage Port Filing 2. Because of Director Maras's ownership interest in the adjacent lots, legal counsel was consulted and the additional recommended procedures provided by counsel were read by Director Peterson. After board discussion, it was determined that no action would be taken by Perry Park Water and Sanitation District regarding the proposed right-of-way vacation.
- 2.9 2026 Budget – Director Peterson offered that the District is required by the state to begin the process of establishing the 2026 Budget at this time of year. He explained that there are many unknown costs that need to be considered for the 2026 Budget, so the provided draft of the 2026 Budget will certainly undergo several reiterations. It is expected that the budget will be finalized in early December and adopted by December 15th to satisfy state requirements.
- 2.10 District Systems Report – This was postponed until the next meeting.
- 2.11 District Staff Report – The members of the board reviewed the Monthly Staff Report that was presented by the District Manager. The District Manager offered that two new permits have been submitted in the month of September and that results from the third quarter combined radium lab report have not yet been received.
- 2.12 Update on the Rules and Regulations from Legal Counsel – The District Manager reported that half of the Rules and Regulations have been marked up for revision. The project has been at a lower priority level since last Fall when the radium issue required redirected focus. The District Manager offered that the cost to date to update the Rules and Regulations is approximately \$121,000.
- 2.13 Estimated Billing for Customer at 4440 Red Rock Drive – The District Manager offered the rationale for estimating water consumption at 4440 Red Rock Drive. The meter and PRV valve have since been replaced to eliminate the need for estimating the meter readings.
- 2.14 GMS Update – The agenda item was discussed earlier in the meeting where it was determined that clarification was warranted regarding the timing for the Sageport Plant Upgrade.

2.15 Board Packet Posting on District Website – Director Maras requested that the District improve transparency by posting board packets on the District's website prior to the board meeting. The District Manager offered that the board packet had been posted to the District website prior to the board meeting.

2.11 Audience Participation – Mr. Mathewson, a District customer, informed the board that he was representing several customers and proceeded in listing several specific areas of concern. These concerns included, but were not limited to, communication regarding the recent rate increase, a rumored future rate increase, maintenance of several fire hydrants, the structure of the board and the appearance of a lack of long-term planning for capital improvement projects. Board members responded to the comments.

Ms. Johnson, a District customer, asked the board for an update on the radium issue and wondered if outside funding assistance had been explored. Board members responded that radium testing results have not been in violation with the state and that the District is regularly overlooked for need-based funding due to the median income in Perry Park.

Another District customer asked for information regarding the District's wells and how they have been performing. He also asked if our water supply was in jeopardy. Board members responded that the District is in a strong position regarding water rights and that the ground wells are currently stable.

Mr. Caterina, a District customer, inquired about the fees for the customers on septic systems, who are only utilizing the water service provided by the District. He also offered kudos to the District for maintaining the treatment infrastructure to exceed the normal life-expectancy. Additionally, Mr. Caterina asked when the District last increased tap fees. Director Peterson answered Mr. Caterina and Director McCusker provided additional information regarding regulations for establishing tap fees.

Ms. Murray, a District customer asked if there was a long-term capital improvement plan. She also asked if the board was open to community involvement. Board members responded to Ms. Murray's questions, directed her to the website to view the Master Plan and encouraged community involvement through board meeting attendance.

Another District customer commented that the board might find that the community involvement at board meetings will increase because of the increase in rates. He asked for an explanation regarding the rising rates. Director Peterson offered that the equipment the District relies on is aging and the cost of parts and the cost of labor to replace those parts is rising. He added that state-regulations are increasing, and compliance is costly.

A Zoom participant asked for an update on the Smart Meters and what the advantages are. Director McCusker offered that once the board elects to move forward with the project, it will take approximately a year to install the meters for all

customers. She continued that with the Smart Meters, the District will move to a monthly billing cycle, allowing customers a greater awareness of water consumption over a shorter period, which can aid in the discovery of costly leaks. Also, the Smart Meters will provide more reliable data, allowing the District to increase the accuracy of water consumption billing.

- 2.12 Board Member Discussion Items – Director Maras shared an update from the Douglas County Water Commission, advising that upcoming topics to be addressed will include unaccounted for water consumption, irrigation limitations and water reuse. The District Manager agreed to provide board members with a survey that every Douglas Country Water District was asked to complete.

Director McCusker asked board members to consider changing the meeting time for board meetings. She suggested that board meetings be held after business hours 2-4 times per year.

- 3.0 Adjournment** - A motion was made and seconded: (RESOLUTION 24-078) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 16:06.

Jim Maras, Secretary



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Payment Resolutions – October 15, 2025

Resolution: To approve electronic payments dated 09/22/2025 in the amount of \$12,790.08 and electronic payments dated 09/23/2025 in the amount of \$224.22 that were previously disbursed from 1st Bank.

Note to check signers: The auditor recommends that the 1st Bank and Wells Fargo Credit Card statements be signed as well as the check.

Resolution: To approve checks 14613 through 14635 in the amount of \$97,869.88 to be disbursed from 1st Bank. (Green: To be reimbursed, Yellow: Capital Improvement Project)

Resolution: To ratify consent agenda items dated 09/26/2025 in the amount of \$8,096.13 and consent agenda items dated 10/10/2025 in the amount of \$8,096.13 which were previously disbursed from Wells Fargo Bank.



Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 9/22/2025

Page 1 of 2

Vendor	Vendor Name	Description	Invoice Amount	Check #
6	WM Corporate Services, Inc.*	6 Yard Frontload, 5121 CC Dr., 9/1 - 9/30/25	759.38	2828
Check #: 2828 WM Corporate Services, Inc.* 9/22/2025 \$ 759.38				
6	WM Corporate Services, Inc.*	6 Yd Frontload, 501 Tenderfoot, 9/1 - 9/30/25	778.93	2829
Check #: 2829 WM Corporate Services, Inc.* 9/22/2025 \$ 778.93				
176	Comcast*	Business Internet, 9/11 - 10/10/25	448.29	2830
Check #: 2830 Comcast* 9/22/2025 \$ 448.29				
13	CORE Electric Cooperative*	8/4 - 9/2 Electric, Arapahoe Well #1	74.70	2831
Check #: 2831 CORE Electric Cooperative* 9/22/2025 \$ 74.70				
13	CORE Electric Cooperative*	8/4 - 9/2 Electric, Arapahoe Well #2	1,394.71	2832
Check #: 2832 CORE Electric Cooperative* 9/22/2025 \$ 1,394.71				
13	CORE Electric Cooperative*	8/4 - 9/2 Electric, Arapahoe Well #3	3,496.70	2833
Check #: 2833 CORE Electric Cooperative* 9/22/2025 \$ 3,496.70				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Dakota #1	97.30	2834
Check #: 2834 CORE Electric Cooperative* 9/22/2025 \$ 97.30				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Hog John Pump Sta.	732.81	2835
Check #: 2835 CORE Electric Cooperative* 9/22/2025 \$ 732.81				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, District Office	176.26	2836
Check #: 2836 CORE Electric Cooperative* 9/22/2025 \$ 176.26				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Glen Grove Well	289.48	2837
Check #: 2837 CORE Electric Cooperative* 9/22/2025 \$ 289.48				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, 6221 Perry Park Blvd.	33.93	2838
Check #: 2838 CORE Electric Cooperative* 9/22/2025 \$ 33.93				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Glen Grove WTP	1,023.92	2839
Check #: 2839 CORE Electric Cooperative* 9/22/2025 \$ 1,023.92				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Waucondah WWTP	2,577.20	2840
Check #: 2840 CORE Electric Cooperative* 9/22/2025 \$ 2,577.20				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, 5121 Country Clb Dr.	31.45	2841
Check #: 2841 CORE Electric Cooperative* 9/22/2025 \$ 31.45				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Echo Hills Tank	40.23	2842
Check #: 2842 CORE Electric Cooperative* 9/22/2025 \$ 40.23				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, WP Well	65.05	2843

Vendor	Vendor Name	Description	Invoice Amount	Check #
Check #: 2843 CORE Electric Cooperative* 9/22/2025 \$ 65.05				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, E/W PRV Vault	32.28	2844
Check #: 2844 CORE Electric Cooperative* 9/22/2025 \$ 32.28				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Grant Ditch Well	59.45	2845
Check #: 2845 CORE Electric Cooperative* 9/22/2025 \$ 59.45				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Lift Station #1	311.67	2846
Check #: 2846 CORE Electric Cooperative* 9/22/2025 \$ 311.67				
13	CORE Electric Cooperative*	8/11 - 9/9 Electric, Lift Station #2	366.34	2847
Check #: 2847 CORE Electric Cooperative* 9/22/2025 \$ 366.34				
Grand Total:			\$12,790.08	



Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 9/23/2025

Page 1 of 1

Vendor	Vendor Name	Description	Invoice Amount	Check #
17	Black Hills Energy*	Gas Service, District Office, 8/1 - 9/2/25	31.62	2848

Check #:	2848	Black Hills Energy*	9/23/2025	\$ 31.62
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17	Black Hills Energy*	Gas Service, Waucondah WW, 8/1 - 9/2/25	25.58	2849
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Check #:	2849	Black Hills Energy*	9/23/2025	\$ 25.58
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17	Black Hills Energy*	Gas Service, Sageport WTP, 8/4 - 9/3/25	137.22	2850
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Check #:	2850	Black Hills Energy*	9/23/2025	\$ 137.22
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17	Black Hills Energy*	Gas Service, Sageport WWTP, 8/4 - 9/2/25	29.80	2851
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Check #:	2851	Black Hills Energy*	9/23/2025	\$ 29.80
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Grand Total:	\$224.22
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Perry Park Water and Sanitation District

Check Summary for Date: 10/15/2025

Page 1 of 2

Vendor	Vendor Name	Description	Invoice Amount	Check #
65	CEBT*	Medical Premiums - November 2025	2,053.39	14613
Check #: 14613 CEBT* 10/15/2025 \$ 2,053.39				
657	Coberly Web Creations*	Website Creation and Maintenance	160.00	14614
Check #: 14614 Coberly Web Creations* 10/15/2025 \$ 160.00				
177	Cummins Sales and Service*	Generator Maintenance - Bannock Lift Station	936.00	14615
177	Cummins Sales and Service*	Generator Maintenance - Red Rock L.S.	965.00	14615
177	Cummins Sales and Service*	Generator Maintenance - Boreas Lift Station	920.00	14615
Check #: 14615 Cummins Sales and Service* 10/15/2025 \$ 2,821.00				
617	Curtis, Justus, & Zahedi, LLC*	Tap fee statute, CORA request, Diligence App.	2,067.00	14616
617	Curtis, Justus, & Zahedi, LLC*	PPMD Gateway Pond Statement of Opposition	57.00	14616
Check #: 14616 Curtis, Justus, & Zahedi, LLC* 10/15/2025 \$ 2,124.00				
544	Denali Water Solutions LLC*	Sludge Removal - Sageport 9/18/25	2,172.00	14617
544	Denali Water Solutions LLC*	Sludge Removal - Waucondah 9/17/25	4,344.00	14617
544	Denali Water Solutions LLC*	Sludge Removal - Sageport 9/4/25	2,172.00	14617
544	Denali Water Solutions LLC*	Sludge Removal - Waucondah 9/4/25	4,344.00	14617
Check #: 14617 Denali Water Solutions LLC* 10/15/2025 \$ 13,032.00				
54	Douglas County Clerk/Recorder*	Vehicle Registration - Utility Trailer	44.81	14618
Check #: 14618 Douglas County Clerk/Recorder* 10/15/2025 \$ 44.81				
592	FirstBank*	Office Supplies, Gas, Landscape Maintenance	1,401.53	14619
Check #: 14619 FirstBank* 10/15/2025 \$ 1,401.53				
141	Fischer Enterprises, Inc.*	Water Service Repair - Tenderfoot Drive	2,500.00	14620
Check #: 14620 Fischer Enterprises, Inc.* 10/15/2025 \$ 2,500.00				
546	Frontier Communications Corporation	Copier Maint./Srv Agreement-9/26 - 10/25/25	150.69	14621
Check #: 14621 Frontier Communications Corporation* 10/15/2025 \$ 150.69				
531	Gen-Tech of Colorado, LLC*	Generator Rental - 9/5 - 10/2- Red Rock L.S.	4,311.58	14622
Check #: 14622 Gen-Tech of Colorado, LLC* 10/15/2025 \$ 4,311.58				
1001	Guardian Pest Management*	Regular Pest Control, District Office	120.00	14623
1001	Guardian Pest Management*	Regular Pest Control, 5121 Country Club Dr.	69.00	14623
Check #: 14623 Guardian Pest Management* 10/15/2025 \$ 189.00				
626	Haven Rock Productions, LLC*	Ind. Contractor Agreement - 9/12 - 10/8/25	2,251.50	14624
Check #: 14624 Haven Rock Productions, LLC* 10/15/2025 \$ 2,251.50				
352	Iron Mountain*	Confidential Shredding Services	280.69	14625

Vendor		Vendor Name	Description	Invoice Amount	Check #
Check #:		14625	Iron Mountain*	10/15/2025	\$ 280.69
352	Iron Mountain*		Removal/Destruction-old computer equipment	1,000.11	14626
Check #:		14626	Iron Mountain*	10/15/2025	\$ 1,000.11
558	Level Engineering & Inspection*		!Poncho Well	1,156.25	14627
558	Level Engineering & Inspection*		!Dakota Well - Phase II	232.50	14627
558	Level Engineering & Inspection*		General Consultation 2025	920.00	14627
Check #:		14627	Level Engineering & Inspection*	10/15/2025	\$ 2,308.75
628	Moore Engineering, Inc.*		Call calculator/acct, Poncho Well analysis	1,493.50	14628
Check #:		14628	Moore Engineering, Inc.*	10/15/2025	\$ 1,493.50
615	PVS DX, Inc.*		Chlorine Cylinder Rental	60.00	14629
Check #:		14629	PVS DX, Inc.*	10/15/2025	\$ 60.00
526	Principle Electric, LLC*		Repaired wires to pump motor-Glen Grove	275.00	14630
Check #:		14630	Principle Electric, LLC*	10/15/2025	\$ 275.00
89	Professional Answering Service, Inc.		Answering Service Fee, October 2025	92.00	14631
Check #:		14631	Professional Answering Service, Inc.*	10/15/2025	\$ 92.00
585	Raftelis*		Rate Study	4,100.00	14632
Check #:		14632	Raftelis*	10/15/2025	\$ 4,100.00
1000	Semocor, Inc.*		WW Samples, SOC's test, Radium tests, etc.	7,849.68	14633
1000	Semocor, Inc.*		Monthly Contract - October 2025	36,524.00	14633
Check #:		14633	Semocor, Inc.*	10/15/2025	\$ 44,373.68
279	TST Infrastructure, LLC*		Lithium UMR Summary	95.00	14634
279	TST Infrastructure, LLC*		!Sageport WTP Radium Removal-Approvals	2,450.00	14634
279	TST Infrastructure, LLC*		!Sageport WTP Radium Removal-Design	9,790.00	14634
279	TST Infrastructure, LLC*		!Water Meter Planning	95.00	14634
279	TST Infrastructure, LLC*		#Bear Ridge Construction	350.00	14634
Check #:		14634	TST Infrastructure, LLC*	10/15/2025	\$ 12,780.00
57	Utility Notification Center of Colorado		Utility Locate Transmission Reports	66.65	14635
Check #:		14635	Utility Notification Center of Colorado*	10/15/2025	\$ 66.65
Grand Total:				\$97,869.88	

From: Aaron Ray <arm.son76@gmail.com>
Sent: Friday, October 10, 2025 3:50 PM
To: Diana Miller Manager PPWSD
Subject: Fwd: Perry Park Water Together Committee – Discussion at October 15 Board Meeting

Thank you Diana!

Begin forwarded message:

From: Aaron Ray <arm.son76@gmail.com>
Date: October 9, 2025 at 19:32:57 MDT
To: board_ppwsd@comcast.net
Subject: Perry Park Water Together Committee – Discussion at October 15 Board Meeting

Dear PPWSD Board Members,

Thank you for giving our committee the opportunity to collaborate and help bring the community and the PPWSD Board closer together. Together, we can make a positive impact.

After our committee meets again prior to the October 15 Board Meeting, we plan to present the top-ranked priorities identified by residents through our ongoing community survey. These results will help shape the discussion topics we bring forward for dialogue with the Board.

To continue building on this progress, we respectfully request that the Board consider formally voting to establish a sub-committee made up of two volunteer Board members who would meet periodically with our community group. The goal is to maintain open communication, strengthen transparency, and provide a consistent, collaborative setting to exchange information and ideas outside of regular meetings.

At a high level, our committee is focused on creating collaborative channels in the following areas:

1. Transparency & Communication
2. Water & Infrastructure
3. Budget & Finance
4. Governance & Strategy

Could you please let us know how much time the Board plans to allot for our discussion during the October 15 meeting? That will help us prepare remarks and materials that fit within the scheduled timeframe.

Thank you again for your time, consideration, and dedication to the Perry Park community. We look forward to continuing this constructive dialogue and working together toward

shared goals.

Respectfully,
Aaron Mathewson
Perry Park Water Together Committee

REC'D OCT 01 2025

September 27, 2025

Dear Perry Park Water and Sanitation District,

I am writing to formally request reimbursement for the installation of a reverse osmosis water filtration system with whole home carbon filter for my home. This was necessary to protect my family from unsafe radium levels in our drinking water.

As you are aware, the water quality reports indicated that radium levels exceeded the EPA's maximum contaminant level of 5 pCi/L. This poses serious health risks, particularly for children and elderly with compromised systems, and left us with no choice but to take immediate action as there was no urgency from the PPWSD to correct and severe lack of clear information until months later from the District.

On 11/8/24, we installed a reverse osmosis system at a cost of \$3,695.00, which I have documented with the enclosed receipt. This decision was made solely to ensure the safety of our household in light of the districts non-compliance.

I respectfully request that the district reimburse the expense, as it was incurred due to a failure to provide safe drinking water. I believe this is a reasonable and just request, and I hope the district will support residents who have taken steps to protect their health. If you don't feel reimbursement is on order, I kindly request the new "radium mitigation fee" on our bills is waived until the \$3695 is reached.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

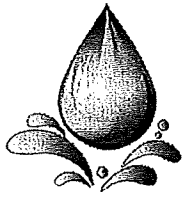
Mike Dolsby

7365 Cameron Circle, Larkspur CO 80118

303-718-4695

mdolsby@aol.com

cc: LO



Water Pros

WWW.WATERPROS.NET
GREAT WATER GREAT SERVICE GREAT VALUE!

401 Laredo Street, Unit E
Aurora, CO 80011
Plumbing Contractor PC.0003900
OFFICE: 303.862.5554

WORK/SERVICE ORDER

INSTALL DATE 11.8.24 TIME 12-1pm

CUSTOMER TO FURNISH ELECTRICAL OUTLET
WITHIN 5 FEET OF INSTALLATION

DATE: 11.4.24

TO: NAME Mike Dolby
PHONE 303.728.4645 CONTACT PERSON
ADDRESS 7365 Cameron Cir
CITY / STATE / ZIP Lakewood CO 80118
EMAIL mdolby@aol.com

SALESPERSON	WATER TYPE	RES / COMM	GPD USAGE	WATER PRESSURE	CHLORINE	OTHER
<u>D.O.</u>						
HARDNESS	PH	IRON	TYPE	TURBIDITY	TDS	

QTY	TYPE OF SERVICE	DESCRIPTION	EQUIPMENT	TOTAL
1	Sentry II 2 UKA	Water Softener		365.00
1	TC400	Reverse Osmosis		20.15
1	4" ID 25' Blue PVC	Pipe		
	The Water Man			
	Filters Softeners / Purifiers			

- * CUSTOMER IS RESPONSIBLE FOR WATER SOFTENER SALT.
- * WATER PROS IS NOT RESPONSIBLE IF/WHEN CUSTOMER CHOOSES TO MAINTAIN SYSTEM THEMSELVES.
- * IN THE EVENT OF NON-PAYMENT, WATER PROS IS ENTITLED TO ALL COLLECTION COSTS, INCLUDING REASONABLE ATTORNEY FEES.
- * WATER PROS CAN NOT BE RESPONSIBLE FOR WATER QUALITY CHANGES TO MUNICIPAL OR WELL WATER SOURCES.

SUBTOTAL

TOTAL 385.15

Initial

The customer hereby understands and agrees that no oral representations, or other written agreements by any representative or representatives, which vary from the terms of this written service/work order, shall bind the seller, unless specifically written into this contract. Water Pros shall not be liable for direct or consequential damages, or expenses due to acts or delays beyond its control, such as (but not limited to) fires, strikes, lockouts, delays in manufacturing or transportation, manufactures defects or failures or delays beyond its control, and any act of God.

Water Pros Representative R. O'Connell Title Owner Date 11.4.24

Customer Signature [Signature] Date _____

MAKE CHECKS PAYABLE TO WATER PROS • THANKS FOR YOUR BUSINESS

GMS, INC.
CONSULTING ENGINEERS
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903-1074

TELEPHONE (719) 475-2935
TELEFAX (719) 475-2938

EDWARD D. MEYER, P.E.
ROGER J. SAMS, P.E.
JASON D. MEYER, P.E.
DAVID R. FRISCH, P.L.S.

THOMAS A. McCLERNAN, P.E.
MARK A. MORTON, P.E.
KEN L. WHITE, P.L.S.

October 1, 2025

Ms. Diana Miller, District Manager
Perry Park Water & Sanitation District
5676 West Red Rock Drive
Larkspur, CO 80118

Dear Diana:

This correspondence is submitted in reference to the Waucondah Wastewater Treatment Facility Improvements - Phase 2 project. Moltz Construction, Inc. has submitted appropriate executed documentation including the Agreement forms, Payment and Performance Bonds and insurance certificates on the project. The Agreements require both Gary's signature as President, as well as someone to attest that signature. The attesting signature also requires the District's seal, if you have one. Three (3) originals of the Agreement are enclosed. Please have Gary sign at all of the blue tabs. Please complete the Attestation information on each form, have that part signed at the yellow tabs and place the District's seal above that signature, again, if you have one. Please return all three (3) copies to my attention.

An Initial Notice to Proceed has also been included in this package for signature by the District. This Initial Notice to Proceed is being issued in order for the Contractor to secure subcontractor contracts, as well as equipment supplier contracts for the procurement of long lead time items. The Initial Notice to Proceed will not start the clock on the construction duration of the contract. A Final Notice to Proceed will be prepared once the necessary permits have been issued by Douglas County to allow major site work to begin. The Final Notice to Proceed will begin the construction duration of the contract. Three (3) originals of the Initial Notice to Proceed are enclosed. Please sign at all of the green tabs. Please return all three (3) copies to my attention.

These documents, together with all of the other original documents, will be incorporated into a bound set of Contract Documents. You will receive an original set of the entire package.

We look forward to working closely with you, the Board and the community on the successful implementation of these improvements. Should you have any questions, please do not hesitate to contact this office.

Sincerely,



Mark A. Morton, P.E.

MAM/lme
Enclosures

AGREEMENT

THIS AGREEMENT, made this 21st day of August, 2025 by and between the Perry Park Water and Sanitation District, hereinafter called "OWNER" and Moltz Construction Inc. doing business as a corporation, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the construction of the
Waucondah Wastewater Treatment Facility Improvements - Phase 2
(Base Bid Schedule and the Additive Alternate along with Change Order No. One (1)
to be presented to the District by October 15, 2025, to finalize cost savings options
to be incorporated into the project.)
2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT described herein.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within ten (10) calendar days after the date of the NOTICE TO PROCEED and will complete the same within four hundred fifty (450) calendar days per Addendum No. Three (3) unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$7,006,000.00 or as shown in the BID schedule.
5. The term "CONTRACT DOCUMENTS" means and includes the following:
 - (A) Advertisement for BIDS
 - (B) Information for BIDDERS
 - (C) BID

- (D) BID BOND
- (E) Agreement
- (F) General Conditions
- (G) SUPPLEMENTAL GENERAL CONDITIONS
- (H) Payment BOND
- (I) Performance BOND
- (J) NOTICE OF AWARD
- (K) NOTICE TO PROCEED
- (L) CHANGE ORDER
- (M) DRAWINGS prepared by GMS, Inc., Consulting Engineers
numbered 1 through 81, and dated January, 2025
- (N) SPECIFICATIONS prepared or issued by GMS, Inc., Consulting Engineers,
dated November, 2024
- (O) ADDENDA:
 - No. One (1), dated June 4, 2025
 - No. Two (2), dated June 23, 2025
 - No. Three (3), dated June 25, 2025
 - No. _____, dated _____, 20____

6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

8. This Agreement does not require the utilization of Davis Bacon wages.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in triplicate (3) each of which shall be deemed an original on the date first above written.

OWNER:

Perry Park Water and Sanitation District

BY: _____

NAME: Gary Peterson

(Please Type)

TITLE: President

(SEAL)

ATTEST:

NAME: _____

(Please Type)

TITLE: _____

CONTRACTOR:

Moltz Construction Inc.

BY: _____

NAME: Cole Philips

(Please Type)

TITLE: Southern Division Manager

ADDRESS: 8807 CR 175

Salida, CO 81201

FIN: 61-1947636

(SEAL)

ATTEST:

Brent J Tucker
NAME: _____

(Please Type)

TITLE: Northern Division Manager



INITIAL NOTICE TO PROCEED

TO: Mr. Cole Philips, Southern Division Manager DATE: October 1, 2025
Moltz Construction Inc. PROJECT: Waucondah Wastewater
8807 CR 175 Treatment Facility Improvements - Phase 2
Salida, CO 81201 (Base Bid Schedule and the Additive Alternate
along with Change Order No. One (1) to be
presented to the District by October 15, 2025,
to finalize cost savings options to be incorporated
into the project based on the Notice of Award and
the attached Memorandum.

You are hereby notified to commence WORK in accordance with the Agreement dated August 21, 2025, on or before October 10, 2025. A Final Notice to Proceed will be issued once the necessary permits are acquired from Douglas County, which will establish the start of the construction duration specified in the Contract Documents and its associated completion date.

Perry Park Water and Sanitation District
Owner

By _____

Title President

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED
is hereby acknowledged by

Moltz Construction Inc.

this the _____ day

of _____ 2025.

By: _____

Title: _____

GRANT OF ACCESS/STORMWATER DRAINAGE EASEMENT

This Agreement for granting of an Access/Stormwater Easement is entered into this ____ day of October, 2025 between:

Name: Perry Park Water and Sanitation District
Address: 5676 Red Rocks Drive
Larkspur, CO 80118

hereinafter referred to as "Grantor"

and the **Board of County Commissioners of the County of Douglas, State of Colorado**, whose address is 100 Third Street, Castle Rock, CO 80104, hereinafter referred to as the "Grantee".

RECITALS

- A. Grantor is the owner of the real property described in Exhibit A ("Grantor's Property").
- B. The Grantee wants to acquire an easement across Grantor's Property for the purpose of providing access to, as well as the operation, inspection, maintenance, and repair of stormwater management facilities, and the Grantor is willing to grant such easement upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Easement. Grantor expressly grants and conveys to the Grantee, its successors and assigns, a nonexclusive easement ("Easement") over, under and across the Grantor's Property, the description, location and dimensions of the Easement being set forth in Exhibit B attached hereto. A sketch depicting the location of the Easement is attached hereto as Exhibit C and incorporated by this reference.
2. Purpose of Easement. This Easement is for the purpose of providing access to, as well as the operation, inspection, maintenance, and repair of stormwater management facilities. Such facilities may include, but are not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micro-pools, and other water quality improvements (collectively referred to as the "Facilities")., together with the right of ingress and egress to and from said Easement over and across Grantor's Property in the exercising of the rights granted herein.
3. Construction, Maintenance, and Repair. It is Grantor's responsibility to construct the Facilities in a manner consistent with all applicable plans approved or accepted by Grantee. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantor.
4. Access. The Easement Property is subject to Grantor controlled access. Except in the event of an emergency, in which case Section 5 below shall control, in addition to the notice and opportunity to cure required under this Section 4, Grantee shall notify Grantor at least 48 hours in advance of any entry by Grantee or its contractors into any fence or

other enclosure around the Easement Property. Grantor may, in its sole discretion, require Grantee or its contractors to be escorted when accessing any portion of the Easement Property behind a fence, enclosure or gate. Grantee shall not exercise its rights under this Grant or enter into the Easement Property unless:

- a) Grantee has given Grantor written notice, describing in reasonable detail any deficiencies in Grantor's performance of its obligations with respect to the Facilities and stating that Grantee intends to enter the Easement Property to remedy such deficiencies if they are not timely corrected by Grantor; and
 - b) Grantor has failed to correct the claimed deficiencies within thirty-five (35) days after receiving such notice from Grantee, or within such longer period as may be allowed by the document(s) that imposed on Grantor the obligations to which the deficiencies relate. Notwithstanding the preceding sentence, if Grantor has begun to remedy the claimed deficiencies within the period described, but cannot with reasonable diligence remedy them completely within that period, then Grantor shall have such additional time as is reasonably necessary to complete the remediation; and
 - c) Grantor will not unreasonably delay access to Grantee in the exercising of rights therein granted
5. Emergency. In the event of an emergency requiring immediate work within the Easement Property, Grantee shall notify Grantor of such emergency through Grantor's Emergency Line (303) 681-2051 and coordinate with Grantor regarding such emergency, necessary access required and identify work within the Easement Property that must be accomplished to address such emergency.
6. Retained Rights of Grantor. Grantor reserves the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy does not impair the rights granted to Grantee in this Grant. Grantee's rights hereunder are non-exclusive, and Grantor shall have the full right and authority to grant other easements or rights to use the Easement Property. It is also understood by Grantee that Grantor may in the future desire to modify and/or eliminate the Facilities. Such a modification and/or elimination shall not be realized until written approval is obtained for said modifications and/or elimination from Grantee. Upon such approval, both the Grantee and Grantor agree to vacate this Grant.
7. Authority. All parties to this Agreement represent that they have the full power and authority to enter into and perform this Agreement, and to bind their principals.
8. Binding Effect. The covenants, agreements, and obligations contained herein shall extend to, bind, and inure to the benefit of the parties hereto, as well as their respective personal representatives, heirs, successors, and assigns.

9. Notice. Requests for access by Grantee or its contractors shall be given in writing to the following person(s) at the following number(s):

Name	Title	Telephone Number
------	-------	------------------

Grantor shall notify Grantee of changes in the foregoing contact information as promptly as is reasonably possible after they occur. Except for notices that relate exclusively to access by Grantee to the Easement Property, any notice required or permitted in connection with this Grant shall be in writing and shall be deemed given (a) on personal delivery, or (b) on the first business day after receipted delivery to a courier service that guarantees next-business-day delivery, under circumstances such that the guarantee is applicable, directed in any case to the intended recipient of such notice in accordance with the following:

If to Grantor:	Perry Park Water and Sanitation District Attn: District Manager, (303) 681-2050 5676 West Red Rock Drive Larkspur, CO 80118
If to Grantee	Board of County Commissioners of the County of Douglas Attn: Chair, (303) 660-7401 100 3 rd Street Castle Rock, CO 80118

Any party may change such party's address for notices or copies of notices by notice to the other party or parties in accordance with this section. If, at the time a notice or other communication is to be given to a party pursuant to this section, every address for such party that is listed in or established pursuant to this section is inconsistent with that party's principal office address, as shown by its most recent periodic report filed with the Colorado Secretary of State (its "record address"), then a copy of such notice or communication shall be sent to that party at its record address.

Signature page follows

EXHIBIT A

TO

GRANT OF ACCESS/STORMWATER DRAINAGE EASEMENT

GRANTOR'S PROPERTY

A parcel of land lying in the E1/2 of the SE1/4 of Section 15, Township 9 South, Range 68 West of the 6th Principal Meridian, Douglas County, Colorado, said parcel being described and recorded in Book 209 at Page 364 of the records of said Douglas County.

EXHIBIT B

DESCRIPTION OF

ACCESS/STORMWATER DRAINAGE EASEMENT

GRANTOR: PERRY PARK WATER AND SANITATION DISTRICT

GRANTEE: THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS,
STATE OF COLORADO

PORTION OF ASSESSOR ACCOUNT NUMBER R0208282

DATE OF PREPARATION: OCTOBER __, 2025

PREPARED BY: GMS, INC., CONSULTING ENGINEERS

A 10.00-foot-wide perpetual access/stormwater drainage easement, lying over, under and across a portion of that parcel of land as recorded in Book 209 at Page 364 of the records of Douglas County, Colorado, said parcel being located in the E1/2 of the SE1/4 of Section 15, Township 9 South, Range 68 West of the 6th Principal Meridian, said Douglas County, with the centerline of said easement being more particularly described as follows:

Commencing at the most westerly corner of said parcel of land; thence S40°40'23"E (all bearings used in this easement description are relative to the northwest line of said parcel which was assumed to bear S49°19'32"W, a distance of 567.10 feet and is monumented by a rebar with 3-inch brass cap LS2690 at a point on the northwesterly line and a 2-inch aluminum cap LS5112 at said most westerly corner of said parcel), along the southwesterly line of said parcel, a distance of 128.34 feet to the POINT OF BEGINNING of the centerline of Segment A, said point hereinafter referred to as Point A;

thence N42°43'24"E, a distance of 67.88 feet to a point hereinafter referred to as Point B;

thence continue N42°43'24"E, a distance of 36.06 feet;

thence N49°32'24"E, a distance of 91.73 feet;

thence N22°35'48"E, a distance of 47.89 feet;

thence N25°37'02"W, a distance of 29.71 feet to a point hereinafter referred to as Point C;

thence N07°46'14"W, a distance of 22.83 feet;

thence N20°28'25"E, a distance of 8.75 feet to a point hereinafter referred to as Point D;

thence N61°28'34"E, a distance of 8.50 feet;

thence N64°54'27"E, a distance of 30.93 feet;

thence N54°51'41"E, distance of 33.05 feet to the Point of Termination of said Segment A;

the side lines of said Segment A shall be prolonged or shortened to being on said southwesterly line of said parcel and terminate at right angles to said Point of Termination.

The above described perpetual access/stormwater drainage easement contains approximately 0.087 acres of land, more or less, and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing across the above described parcel of land.

TOGETHER WITH: (Segment B)

A 10.00-foot-wide perpetual access/stormwater drainage easement with the centerline of Segment B being more particularly described as follows:

Beginning at the aforementioned Point B;

thence N67°59'30"W, a distance of 51.24 feet;

thence N00°22'39"E, a distance of 20.01 feet;

thence N37°54'18"E, a distance of 40.42 feet;

thence N19°51'30"W, a distance of 28.46 feet;

thence N12°23'14"W, a distance of 28.74 feet, more or less, to the Point of Termination, said point being on said northwest line of said parcel;

the side lines of said Segment B shall be prolonged or shortened to begin on a northwesterly line of said Segment A and terminate on said northwest line of said parcel.

The above described perpetual access/stormwater drainage easement contains approximately 0.038 acres of land, more or less, and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing across the above described parcel of land.

TOGETHER WITH: (Segment C)

A 10.00-foot-wide perpetual access/stormwater drainage easement with the centerline of Segment C being more particularly described as follows:

Beginning at the aforementioned Point C;

thence S65°58'37"W, a distance of 26.80 feet to the Point of Termination of said Segment C;

the side lines of said Segment C shall be prolonged or shortened to begin on a southwesterly line of said Segment A and terminate at right angles to said Point of Termination.

The above described perpetual access/stormwater drainage easement contains approximately 0.005 acres of land, more or less, and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing across the above described parcel of land.

TOGETHER WITH: (Segment D)

A 10.00-foot-wide perpetual access/stormwater drainage easement with the centerline of Segment D being more particularly described as follows:

Beginning at the aforementioned Point D;

thence N84°05'00"W, a distance of 30.10 feet;

thence S87°06'30"W, a distance of 34.68 feet, more or less, to the Point of Termination, said point being on said northwest line of said parcel;

the side lines of said Segment D shall be prolonged or shortened to begin on a southwesterly line of said Segment A and terminate on said northwest line of said parcel.

The above described perpetual access/stormwater drainage easement contains approximately 0.014 acres of land, more or less, and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing across the above described parcel of land.

David R. Frisch, P.L.S.
Colorado Professional Land Surveyor No. 22095
for and on behalf of
GMS, Inc., Consulting Engineers
611 North Weber, Suite 300
Colorado Springs, CO 80903



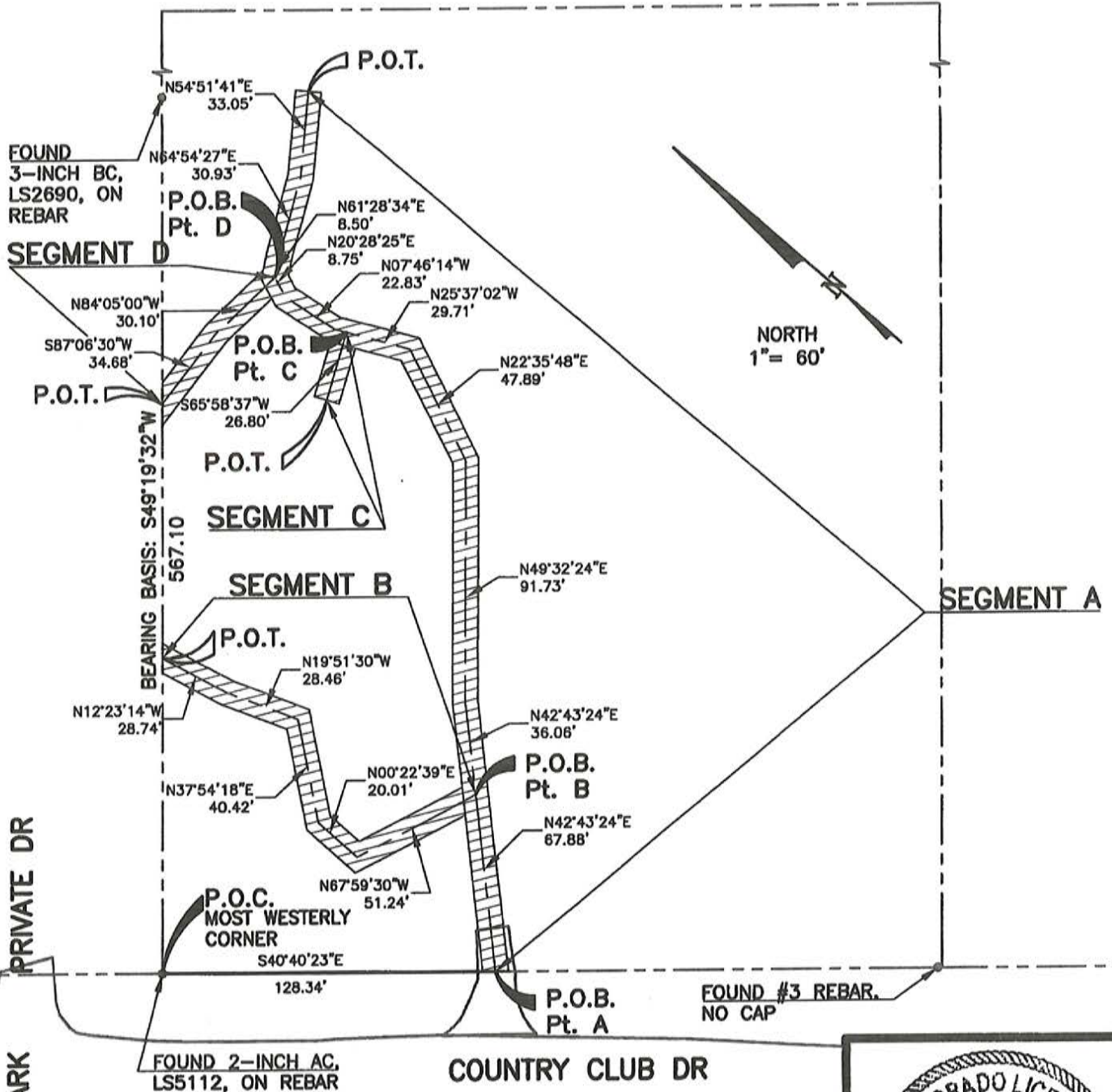
EXHIBIT C

PORTION OF THE E1/2 OF THE SE1/4, SECTION 15,
T9S, R68W, 6th PRINCIPAL MERIDIAN

GRANTOR: PERRY PARK WATER AND SANITATION DISTRICT

GRANTEE: THE BOARD OF COUNTY COMMISSIONERS OF

THE THE COUNTY OF DOUGLAS, STATE OF COLORADO



EASEMENT AREA	
SEGMENT A	= 0.087 ACRES
SEGMENT B	= 0.038 ACRES
SEGMENT C	= 0.005 ACRES
SEGMENT D	= 0.014 ACRES



GMS, INC.
PROJECT NO. 2021-068.675
OCTOBER 2025
DRAWN: MAL
Secondary drainage easement

RESOLUTION

WHEREAS, the Perry Park Water and Sanitation District, Douglas County, Colorado (the "District") is a quasi-municipal corporation and political subdivision duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the members of the Board of Directors of the District (the "Board") have been duly appointed and qualified; and

WHEREAS, it is the current intent of District to construct certain water and wastewater capital improvements (the "Project"); and

WHEREAS, the District has determined that it is in the best interest of the District to finance the Project through the execution and delivery of one or more lease purchase agreements or loan agreements or one or more series of bonds; and

WHEREAS, the Board has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the District arranges for the specific financing of such Project; and

WHEREAS, it is the District's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), it is the District's desire that this resolution shall constitute the "official intent" of the Board to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT, COLORADO:

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the Board and the officers, employees and agents of the District directed toward the financing of the Project is hereby ratified, approved and confirmed.

Section 2. The District intends to finance approximately \$12,500,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the District prior to the receipt of any proceeds of a financing, upon terms acceptable to the District, as authorized in a resolution to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith. This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation §1.150-2. The District shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

Section 3. The officers, employees and agents of the District shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution.

Section 4. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. All acts, orders and resolutions of the District, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 7. The resolution shall be in full force and effect upon its passage and approval.

PASSED AND ADOPTED December 13, 2024.

PERRY PARK WATER AND
SANITATION DISTRICT,
DOUGLAS COUNTY, COLORADO

By _____
President

(SEAL)

Attest:

Secretary or Assistant Secretary



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
www.ppwsd.org

Regular Meeting December 13, 2023

Board Members Present

Visitors

Brian Arthurs
Tony Lucas
James Maras
Jim Matchett
Gary Peterson

Staff / Consultants in Attendance

Diana Miller – District Manager
Will Parker – President, Semocor, Inc.

1.0 Call To Order

The Regular Board Meeting was called to order at 14:00.

2.0 New Business and Open Items and Operational Status

2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 23-080) TO APPROVE THE MINUTES OF THE NOVEMBER 8, 2023, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. As Director Matchett was not in attendance at the November 8, 2023 Regular Board meeting he abstained from the vote. The motion passed 4-0.

2.2 Disbursements – A motion was made and seconded; (RESOLUTION 23-081) TO APPROVE ELECTRONIC PAYMENTS DATED NOVEMBER 11, 2023, IN THE AMOUNT OF \$10,891.26 AND ELECTRONIC PAYMENTS DATED NOVEMBER 25, 2023, IN THE AMOUNT OF \$927.91 AND ELECTRONIC PAYMENTS DATED NOVEMBER 29, 2023, IN THE AMOUNT OF \$15,167.68 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-082) TO APPROVE AN ACH PAYMENT DATED DECEMBER 1, 2023, ISSUED TO TRUIST GOVERNMENTAL FINANCE, IN THE AMOUNT OF \$193,082.50 FOR THE DISTRICT'S LEASE PURCHASE AGREEMENT PAYMENT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-083) TO APPROVE CHECKS 13966 THRU 13979 IN THE AMOUNT OF \$44,637.89 THAT WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-084) TO APPROVE CHECKS 13980 THRU 14000 IN THE AMOUNT OF \$136,573.81 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 13991, issued to Hill & Pollock, LLC, Director Peterson asked for clarification regarding Description, Two 30 Properties. The District Manager advised that Mr. Tom Smith, associated with the Echo Valley Country Estates development is the owner of Two 30 Properties. The District Manager added that Hill & Pollock and Mr. Smith's legal counsel were working through infrastructure easements.

A motion was made and seconded; (RESOLUTION 23-085) TO RATIFY CONSENT AGENDA ITEMS DATED NOVEMBER 10, 2023, IN THE AMOUNT OF \$8,590.02 AND CONSENT AGENDA ITEMS DATED NOVEMBER 24, 2023 IN THE AMOUNT OF \$8,872.60 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Letter Hill & Pollock, LLC – The Board reviewed a letter from Hill & Pollock, LLC regarding the retirement of Mr. Alan Hill who has provided legal counsel for the District for over thirty years. The Board asked the District Manager if she had any concerns about Mr. Hill's retirement, Ms. Zahedi taking over as lead counsel and the formation of the new law firm. The District Manager offered that Mr. Hill and Ms. Zahedi had been transitioning knowledge for the past few years. The District Manager added that she had no concerns about Ms. Zahedi or the new law firm. The Board offered their best wishes to Mr. Hill and thanked him for his years of service to the District.

- 2.4 Reimbursement Resolution – The Board discussed and reviewed the Reimbursement Resolution prepared by Ms. Kim Crawford, with Butler Snow LLP.

A motion was made and seconded; TO PASS THE FOLLOWING:

RESOLUTION 23-086

WHEREAS, the Perry Park Water and Sanitation District, Douglas County, Colorado (the "District") is a quasi-municipal corporation and political subdivision duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the members of the Board of Directors of the District (the "Board") have been duly appointed and qualified; and

WHEREAS, it is the current intent of District to construct certain water and wastewater capital improvements (the "Project"); and

WHEREAS, the District has determined that it is in the best interest of the District to finance the Project through the execution and delivery of one or more lease purchase agreements or loan agreements or one or more series of bonds; and

WHEREAS, the Board has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the District arranges for the specific financing of such Project; and

WHEREAS, it is the District's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), it is the District's desire that this resolution shall constitute the "official intent" of the Board to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT, COLORADO:

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the Board and the officers, employees and agents of the District directed toward the financing of the Project is hereby ratified, approved and confirmed.

Section 2. The District intends to finance approximately \$12,500,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the District prior to the receipt of any proceeds of a financing, upon terms acceptable to the District, as authorized in a resolution to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith. This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation §1.150-2. The District shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

Section 3. The officers, employees and agents of the District shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution.

Section 4. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. All acts, orders and resolutions of the District, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 7. The resolution shall be in full force and effect upon its passage and approval.

The motion passed unanimously.

- 2.5 Asset Management Plan – As the estimate for the Asset Management Plan had been received too late to be included in the Board Packet this agenda item was postponed until the January 17, 2024 Regular Board Meeting.
- 2.6 Sageport Wastewater Treatment Plant Engineering - Professional Services Agreement – The Board reviewed and discussed the Professional Services Agreement prepared by Mr. Mark Morton, with GMS, Inc. This was received too late to be in the Board Packet, but as it was a standard professional services engineering agreement and the project is on a CDPHE (Colorado Department of Public Health and Environment) compliance schedule, a motion was made and seconded; (RESOLUTION 23-087) TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH GMS, INC. FOR ENGINEERING SERVICES FOR THE SAGEPORT WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT. The motion passed 4-1.
- 2.7 Staffing and Compensation Committee Recommendations – The Staffing and Compensation Committee, Director Arthurs and Director Matchett, advised the Board that they had received recommendations from the District Manager. Director Arthurs advised the Board that he had met with the District Manager to discuss compensation recommendations made to the Staffing and Compensation Committee. Director Arthurs and Director Matchett noted that they had done diligence, related to salary ranges for similar roles in Colorado, including evaluating salary information available from comparable job postings on the SDA (Special District Association) website.

At the conclusion of discussion, a motion was made and seconded; (RESOLUTION 23-088) TO ACCEPT THE STAFFING AND COMPENSATION COMMITTEE'S RECOMMENDATION OF A 2% SALARY INCREASE FOR FULL TIME DISTRICT STAFF EFFECTIVE JANUARY 1, 2024 AND TO GRANT THE DISTRICT MANAGER A 2023 YEAREND BONUS OF \$2,000 AND TO GRANT THE DISTRICT'S ADMINISTRATIVE ASSISTANT A 2023 YEAREND BONUS OF \$1,200 AND TO GRANT THE DISTRICT'S WATER AND SANITATION DISTRICT UTILITY ASSISTANT A 2023 YEAREND BONUS OF \$500 IN RECOGNITION OF THEIR EFFORTS AND COMMITMENT TO THE DISTRICT. The motion passed unanimously.

The District Manager thanked the Board for their consideration.

- 2.8 2024 Budget – Director Arthurs advised that the Other Funding Sources (Lease Purchase Agreement amount to borrow) should be \$12,700,000. The Budget Hearing was rescheduled to January 2024 due to the lack of final property assessments.
- 2.9 District Systems Report – The members of the Board reviewed the District Systems Report that was prepared by Mr. Will Parker. Mr. Parker advised the Board that there was a leaking seal at the Red Rock lift station. As a result of the necessary repair Fischer Enterprises, Inc. is doing some access improvements to accommodate large vehicles. Mr. Parker advised the Board that as a result of a power outage event at the Waucondah Wastewater Treatment Plant some odor issues were detected.

- 2.10 Monthly Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.11 Audience Participation – There was none.
- 2.12 Board Member Discussion Items – Director Maras suggested that the target listing price for the District's property at 1802 Silverheels Drive be the assessed value \$534,805.

Director Maras advised the Board that the newly formed Water Commission will meet the fourth Monday of each month.

Director Maras suggested that when signers are notified of a Colotrust account transaction, that research regarding the purpose of the transaction should be done as another level of Board financial diligence.

Director Peterson advised the Board that a resident in the District had notified him of potential misuse of water. Upon researching the report Mr. Parker advised that it was Douglas County's authorized use. Director Maras raised the lack of hydrant meter use by Douglas County.

- 3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 23-089) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 15:14.



Anthony Lucas, Vice President

PERRY PARK WATER & SANITATION DISTRICT
SUMMARY
2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED

For the Years Ended and Ending December 31, 2026

10/9/25

Section 1

	ACTUAL 2024	BUDGET 2025	ACTUAL 09/30/25	ESTIMATED 2025	PROPOSED 2026
BEGINNING FUNDS AVAILABLE	\$ 5,806,213	\$ 4,784,231	\$ 4,850,061	\$ 4,850,061	\$ 4,707,459
REVENUE					
Capital Improvements fee	671,723	620,000	532,015	682,000	744,000
Development Fees	203,493	215,000	54,389	150,000	150,000
Proceeds From Capital Asset Sale	422,787	-	-	-	-
Property taxes	677,062	679,390	669,455	687,121	658,067
Specific ownership tax	51,468	47,000	39,212	47,000	47,000
Investment income	150,122	168,273	105,660	168,273	168,273
Radium WTP Upgrade fee	-	-	177,624	429,456	858,912
Tap Fees	147,946	155,000	37,346	100,000	100,000
Other Financing Sources	-	12,700,000	-	-	7,240,000
Operating revenue	2,397,747	2,316,500	1,719,078	2,258,700	2,305,000
Total revenue	4,722,348	16,901,163	3,334,778	4,522,550	12,271,252
Total funds available	10,528,561	21,685,394	8,184,839	9,372,611	16,978,711
EXPENDITURES					
Administration expenses	416,760	587,290	385,222	544,365	609,790
Operating expenses	1,619,540	1,885,008	1,289,672	1,772,347	1,898,774
Debt Service	222,930	960,934	25,220	223,440	1,063,131
Capital outlay	3,419,271	10,270,000	1,003,064	2,125,000	9,655,000
Total expenditures	5,678,500	13,703,231	2,703,178	4,665,152	13,226,695
Total expenditures and transfers out requiring appropriation	5,678,500	13,703,231	2,703,178	4,665,152	13,226,695
ENDING FUNDS AVAILABLE	\$ 4,850,061	\$ 7,982,163	\$ 5,481,661	\$ 4,707,459	\$ 3,752,016

PERRY PARK WATER & SANITATION DISTRICT
OPERATIONS FUND
2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED

For the Years Ended and Ending December 31, 2026

	10/9/25 Section 2				
	ACTUAL 2024	BUDGET 2025	ACTUAL 09/30/25	ESTIMATED 2025	PROPOSED 2026
BEGINNING FUND BALANCE	\$ 5,806,213	\$ 4,784,231	\$ 4,850,061	\$ 4,850,061	\$ 4,707,459
REVENUE					
Operating Revenue					
Construction Water Sales	126,477	115,000	44,291	100,000	115,000
Leased Water Sales	132	2,500	-	-	2,500
Other Income, Permit Fees	17,246	17,000	12,444	13,000	10,000
Reimbursements, Feasibility Studies	27,754	50,000	4,443	30,000	50,000
Service Calls	3,750	7,000	2,590	5,700	7,000
Service Late Charges	-	4,500	-	-	-
Sewer Service Fees	1,062,713	1,000,000	822,930	1,000,000	1,000,000
Stub Out and Lift Station Fees	3,800	5,500	-	-	5,500
Water Meter Sales	14,250	15,000	5,500	10,000	15,000
Water Service Fees	1,141,624	1,100,000	826,880	1,100,000	1,100,000
Non-Operating Revenue					
Capital Improvement fees	671,723	620,000	532,015	682,000	744,000
Development/Core Fees	203,493	215,000	54,389	150,000	150,000
Interest Earned	150,122	168,273	105,660	168,273	168,273
Proceeds from Capital Asset Sale	422,787	-	-	-	-
Property Tax	677,062	679,390	669,455	687,121	658,067
Radium WTP Upgrade Fee	-	-	177,624	429,456	858,912
Specific Ownership Tax	51,468	47,000	39,212	47,000	47,000
Tap Fees	147,946	155,000	37,346	100,000	100,000
Other Financing Sources					
Certificates of Participation Proceeds		12,700,000	-	-	7,240,000
Total revenue	4,722,348	16,901,163	3,334,778	4,522,550	12,271,252
Total funds available	10,528,561	21,685,394	8,184,839	9,372,611	16,978,711

PERRY PARK WATER & SANITATION DISTRICT
OPERATIONS FUND
2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED

For the Years Ended and Ending December 31, 2026

10/9/25

Section 2

ACTUAL 2024	BUDGET 2025	ACTUAL 09/30/25	ESTIMATED 2025	PROPOSED 2026
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EXPENDITURES

Administration

Accounting	-	2,000	-	-	2,000
Audit	10,759	12,000	12,275	12,275	14,000
Bank Charges	2,311	4,200	2,543	4,200	4,200
Community Relations	126	3,000	3,870	4,000	40,000
Computer Software & Support	17,972	20,000	3,828	10,000	10,000
Consultants	69,571	100,000	49,139	74,000	100,000
Contract Labor	8,374	50,000	26,396	50,000	50,000
Development/Core Fee Rebate	-	17,700	17,700	17,700	17,700
Director's fees	8,600	10,000	5,800	10,000	10,000
Dues and Subscriptions	6,011	10,000	4,966	5,500	10,000
Election Expense	-	20,000	3,189	-	-
Insurance	59,700	65,000	72,049	74,000	80,000
Legal Fees	42,839	50,000	40,649	50,000	50,000
Miscellaneous Expense	1,669	5,000	3,609	6,000	5,000
Office Supplies and Postage	20,405	21,000	15,885	21,000	21,000
Payroll - Administrative (includes Tax & Benefit	98,279	122,890	57,994	122,890	122,890
Perry Park Water News Letter	9,028	10,000	4,616	10,000	10,000
Perry Park Website Design & Maintenance	8,133	10,000	320	5,000	5,000
Professional Communications	9,263	10,000	9,814	10,000	10,000
Rate Study	-	-	16,370	15,000	-
Repair & Maintenance, Misc.	16,116	20,000	9,653	15,300	20,000
Travel and Education	-	1,000	400	500	1,000
Treasurers' Fees (Douglas County)	10,174	7,500	10,025	11,000	11,000
Utilities - Office	17,429	16,000	14,133	16,000	16,000

CONTINUED:

PERRY PARK WATER & SANITATION DISTRICT
OPERATIONS FUND
2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED

For the Years Ended and Ending December 31, 2026

10/9/25
Section 2

ACTUAL 2024	BUDGET 2025	ACTUAL 09/30/25	ESTIMATED 2025	PROPOSED 2026
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CONTINUED:

Operations

Capital Improvement Plan	68,000	50,000	77,336	90,000	-
Chemical Expense	49,210	58,000	53,162	58,000	58,000
Cyber Security	-	10,000	-	-	-
Feasibility Study Expense & Reimbursements	51,692	60,000	8,613	15,000	20,000
Generator & Cathodic Maintenance	21,293	23,000	117,681	150,000	150,000
Hydrant Replacement	26,590	26,000	11,231	26,000	26,000
Operations Additional Services	8,483	12,000	2,960	10,000	12,000
Operations Contractor	429,696	438,291	328,716	417,182	447,057
Parts and Minor Equipment Expense	38,599	40,000	18,050	40,000	40,000
Payroll - Operations (including Tax & Benefits)	157,260	146,417	112,201	139,365	146,417
Permits	6,714	7,300	6,443	7,300	7,300
Repair & Maintenance - Infrastructure	128,072	210,000	142,423	200,000	210,000
Risk Mitigation	775	50,000	-	1,000	20,000
Rules and Regulations	69,762	30,000	-	-	30,000
Service Line Locates	2,403	2,000	9,928	10,000	10,000
Sewer Cleaning	37,901	40,000	31,417	33,000	40,000
Sludge Disposal	167,794	170,000	119,336	170,000	170,000
Testing - Water & Sewer	24,190	27,000	13,472	21,000	27,000
Uniforms	-	-	-	-	-
Unscheduled/Emergency Repairs	32,104	200,000	22,201	100,000	200,000
Utilities - Infrastructure	285,748	260,000	192,206	260,000	260,000
Vehicle Expense	2,201	5,000	703	2,500	5,000
Water Meter, PRV, Yokes, Rem.	10,696	20,000	21,594	22,000	20,000
Clearing Account (temporary)	358	-	-	-	-

Debt Service

Certificates of Participation - Issuance Costs (2nd)	-	213,000	-	-	240,000
Certificates of Participation - Principal	167,500	173,000	-	173,000	178,500
Certificates of Participation - Interest	55,430	50,440	25,220	50,440	41,917
Certificates of Participation - Principal (2nd)	-	-	-	-	220,000
Certificates of Participation - Interest (2nd)	-	524,494	-	-	382,714
Capital outlay	3,419,271	10,270,000	1,003,064	2,125,000	9,655,000

Total Expenditures	5,678,500	13,703,231	2,703,178	4,665,152	13,226,695
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Total Expenditures and Transfers Out
Requiring Appropriation

5,678,500	13,703,231	2,703,178	4,665,152	13,226,695
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ENDING FUND BALANCE	\$ 4,850,061	\$ 7,982,163	\$ 5,481,661	\$ 4,707,459	\$ 3,752,016
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PERRY PARK WATER & SANITATION DISTRICT
OPERATIONS FUND
2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED

For the Years Ended and Ending December 31, 2026

EMERGENCY RESERVE

				10/9/25 Section 2
ACTUAL 2024	BUDGET 2025	ACTUAL 09/30/25	ESTIMATED 2025	PROPOSED 2026
\$ 14,200	\$ 51,900	\$ 47,400	\$ 64,900	\$ 78,800

PERRY PARK WATER & SANITATION DISTRICT
CAPITAL PROJECTS SCHEDULE
2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED

For the Years Ended and Ending December 31, 2026

10/9/25

Section 3

EXPENDITURES

	ACTUAL 2024	BUDGET 2025	ACTUAL 09/30/25	ESTIMATED 2025	PROPOSED 2026
Capital outlay					
Dakota Well Replacement	103,618	100,000	1,919	5,000	-
GIS (Geographic Information System)	3,178	10,000	3,413	5,000	5,000
Glen Grove Water Treatment Plant	91,171	200,000	10,248	40,000	50,000
Gove Ditch Weir	166,115	10,000	-	-	-
Increase Well Pumping Capacity Sageport WTP (New East Side Well)	2,353,504	100,000	394,135	800,000	-
Redundant Tank Site	-	-	-	-	-
Valve at Echo Hills Tank	-	-	-	-	-
Wastewater Treatment Plant Upgrades (Sageport)	4,783	4,200,000	10,000	50,000	50,000
Wastewater Treatment Plant Upgrades (Waucondah)	247,021	3,500,000	143,907	500,000	5,000,000
Water Meter Upgrades	4,196	1,000,000	5,981	25,000	1,500,000
Water Treatment Plant Plant Upgrades (Sageport) Radium Removal	7,673	-	106,039	150,000	1,500,000
Water Treatment Plant Plant Upgrades (Sageport) SCADA	160,640	150,000	17,136	50,000	50,000
Well Improvements	277,373	-	310,287	500,000	500,000
Contingency	-	1,000,000	-	-	1,000,000
Total expenditures	3,419,271	10,270,000	1,003,064	2,125,000	9,655,000

Perry Park Water & Sanitation District Systems Report

August 2025

Presented by:

Semocor, Inc.

3995 Castlewood Canyon Rd.

Castle Rock CO, 80104

Water Treatment

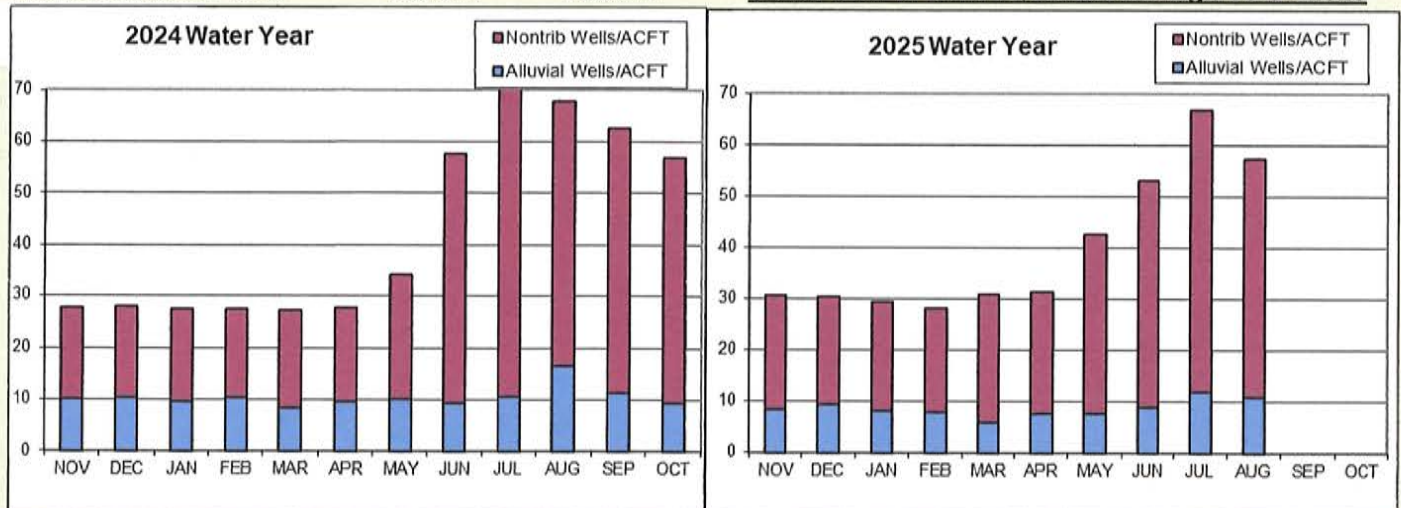
		Aug.2024	Aug.2025	
Arapahoe	1	0.000	0.000	Emergency use only
Arapahoe	2	2.284	0.680	Normal Operation
Arapahoe	3	5.731	4.734	Normal Operation
Arapahoe	4	3.087	7.192	Normal Operation
Denver	4	5.616	2.506	Normal Operation
Grant Ditch	1	2.534	0.000	Normal Operation
W. Plum	1	0.000	0.000	Normal Operation
W. Plum	2	0.000	0.000	Normal Operation
Glengrove	1	2.836	3.553	Normal Operation
Dakota	1	0.000	0.000	Emergency use only
Dakota	2	<u>0.000</u>	<u>0.000</u>	Normal Operation
Total MG/Month		22.088	18.665	

Gallons/day **712,516** **602,097** **384.72**

Monthly Precipitation **2.00** **3.64** **(PPWSD Reservoir Storage = 64acre/feet)**

Water YTD Precipitation **10.89** **18.43**
 Total MG/Water Year 129.673 120.736

Water Year is from 11-1-2024 through 10-31-2025



YTD 24% Renewable

YTD 19% Renewable

Glengrove Water Plant – 3,553,000 gallons/month and the Daily Avg. = 36.07%, maximum day demand = 40.50% of capacity.

Sageport Water Plant – 15,098,000 gallons/month and the Daily Avg. = 52.02%, maximum day demand = 72.22% of capacity.

Distribution System- Aug. 2025

All Water Samples in Aug are good.

Sageport water plant Radium sampling completed in August and have results are 4.3 with an Avg 3.8.

Hog john Pump Station – Normal Operation

East/West Pipeline – Transferred 5.422 MG in Aug normal Operation.

(2025 water YTD transfer is 37.067 MG to the west side.)

Water Tanks – Normal Operation

Tenderfoot PRV – Normal Operation

Silverheels PRV – Normal Operation

Poncha PRV – Normal Operation

N. Pike PRV – Normal Operation

Quartz Mountain PRV – Normal Operation

Independence PRV – Normal Operation

Remuda PRV – Normal Operation

Meter Readings – Submitted 8-31-2025.

Fire Hydrants – Normal Operation

Water Mains – Normal Operation

Miscellaneous

Generators – Normal Operation

Locates – 47

Work Orders – 24

Failed Inspections – 0

Emergency call outs - 2

Non-payment shut off - 0.

Tag hangings (normal work orders) – 0.

Turn off and turn on (normal work orders) – 0.

Final and meter Re-reads – 9

Short notice inspection – 0

Curb-stop valves/meter pit repairs – 1.

Meter test – 1

Extra work-

Wastewater Systems

Sewage Treatment— Aug. 2025

Sageport Plant,	Results	Effluent Limits % capacity.	
Flow	.072 MGD	.100 MGD	72.0%
BOD	1 mg/L	30 mg/l	
TSS	2 mg/L	30 mg/l	
pH	6.8 – 7.6	6.5 – 9.0	
Phosphorous	0.12 mg/l	1.0 mg/l	
E-Coli	14/100 ml	419/100 ml	
Ammonia	3.21 mg/l	14 mg/l	
Total Inorganic Nitrogen	8.53 mg/l	23 mg/l	
Sludge hauled	13,000 gallons	NA	

Operation – RBC #2 needs new bearings and bearings are on site we will need a crane to lift it.

Waucondah Plant,	Results	Effluent Limits % capacity.	
Flow	.169 MGD	.320 MGD	53.1%
BOD	0 mg/L	30 mg/l	
TSS	14 mg/L	30 mg/l	
pH	6.8 -7.2	6.5 - 9.0	
Phosphorous	0.51 mg/l	1.0 mg/l	
E-Coli	76/100 ml	224/100 ml	
Ammonia	0.15 mg/l	12.6 mg/l	
Sludge hauled	24,000 gallons	NA	

Operation-

Collection System

Red Rock Lift Station – Normal Operation

Bannock Lift Station – Normal Operation

Boreas Lift Station – Normal Operation

Sewer Mains – Normal Operation

Aug-25

Taps

West Side: 887

**East
Side:**

688

	<u>Water & Septic</u>	<u>Water & Sewer</u>	<u>Water & Septic</u>	<u>Water & Sewer</u>
New	0	0	0	0
Total	33	854	264	424

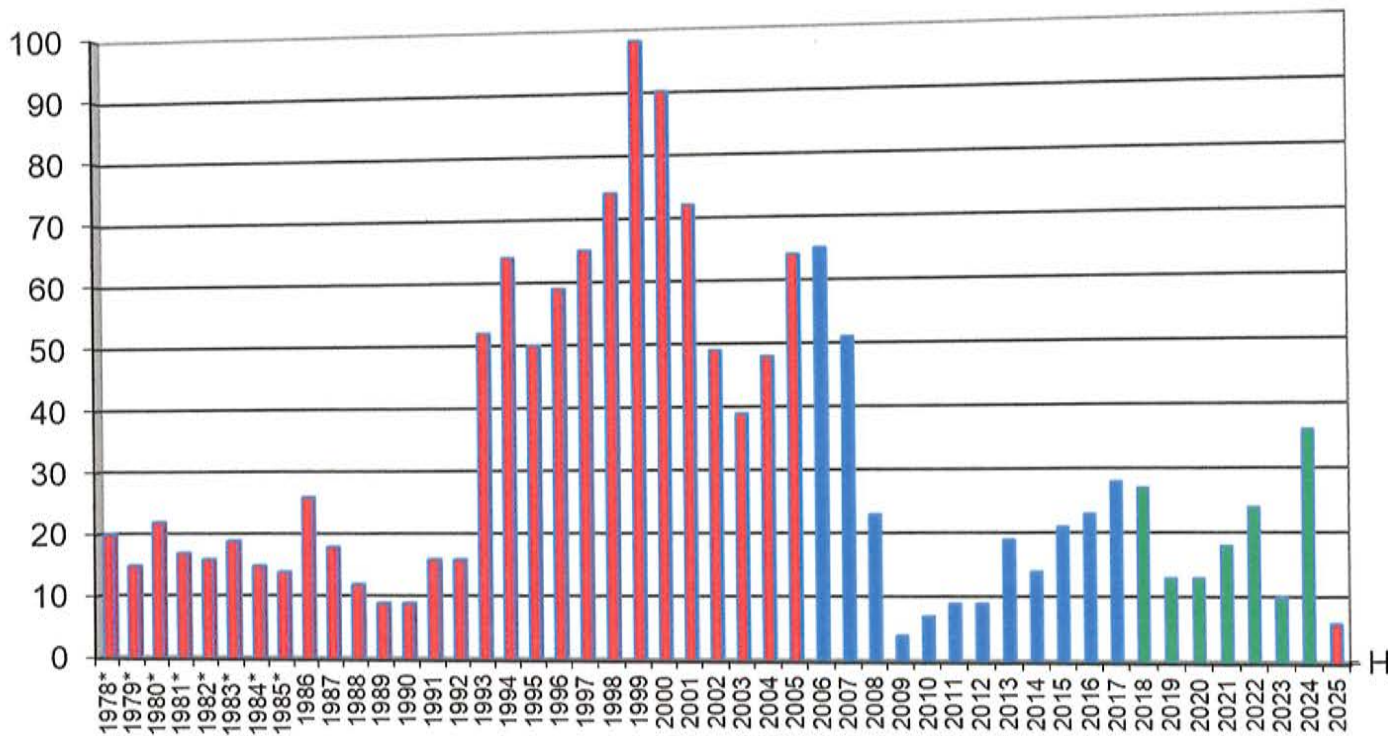
Total Water Taps 1575

Total Sewer Taps 1278

Total Septic Systems 297

YTD Homes through 8-31-2025

Homes Permitted 1978 - 2005 / Homes tapped in 2006 - 2025



Perry Park Water & Sanitation District Systems Report

September 2025

Presented by:
Semocor, Inc.
3995 Castlewood Canyon Rd.
Castle Rock CO, 80104

Water Treatment

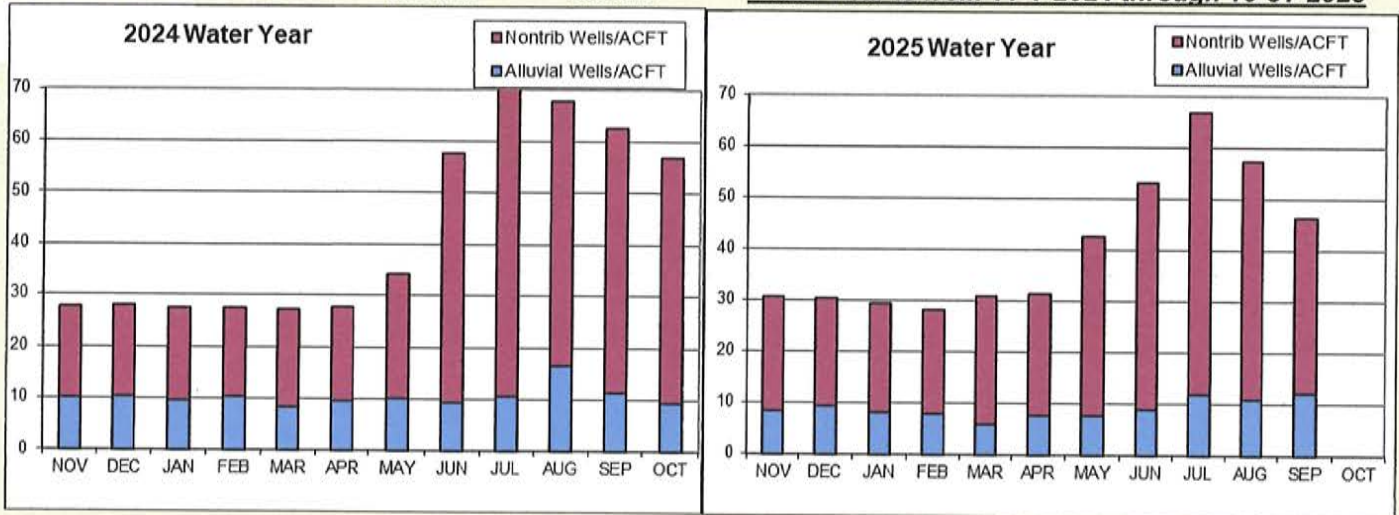
		Sept.2024	Sept.2025	
Arapahoe	1	0.000	0.000	Emergency use only
Arapahoe	2	3.826	0.257	Normal Operation
Arapahoe	3	5.473	3.728	Normal Operation
Arapahoe	4	3.784	5.675	Normal Operation
Denver	4	0.352	1.500	Normal Operation
Grant Ditch	1	1.204	0.000	Normal Operation
W. Plum	1	0.000	0.000	Normal Operation
W. Plum	2	0.000	0.000	Normal Operation
Glengrove	1	2.473	3.944	Normal Operation
Dakota	1	0.000	0.000	Emergency use only
Dakota	2	0.000	0.000	Normal Operation
Total MG/Month		17.112	15.104	
Gallons/day		570,400	503,467	320.67

Monthly Precipitation **2.00** **3.64** **(PPWSD Reservoir Storage = 64acre/feet)**

Water YTD Precipitation **11.67** **18.43**

Total MG/Water Year 150.085 135.840

Water Year is from 11-1-2024 through 10-31-2025



YTD 18% Renewable

YTD 26% Renewable

Glengrove Water Plant – 3,944,000 gallons/month and the Daily Avg. = 41.13%, maximum day demand = 45.25% of capacity.

Sageport Water Plant – 11,258,000 gallons/month and the Daily Avg. = 40.02%, maximum day demand = 62.27% of capacity.

Distribution System-Sept. 2025

All Water Samples in September are good.
Sageport water

Hog john Pump Station – Normal Operation

East/West Pipeline – Transferred 3.590 MG in Aug normal Operation.
(2025 water YTD transfer is 40.657 MG to the west side.)

Water Tanks – Normal Operation

Tenderfoot PRV – Normal Operation

Silverheels PRV – Normal Operation

Poncha PRV – Normal Operation

N. Pike PRV – Normal Operation

Quartz Mountain PRV – Normal Operation

Independence PRV – Normal Operation

Remuda PRV – Normal Operation

Meter Readings – Submitted 9-30-2025.

Fire Hydrants – Normal Operation

Water Mains – Normal Operation

Miscellaneous

Generators – Normal Operation

Locates – 42

Work Orders – 21

Failed Inspections – 0

Emergency call outs - 1

Non-payment shut off - 0.

Tag hangings (normal work orders) – 0.

Turn off and turn on (normal work orders) – 0.

Final and meter Re-reads – 7

Short notice inspection – 0

Curb-stop valves/meter pit repairs – 0

Meter test – 1

Extra work-

Wastewater Systems

Sewage Treatment— Sept. 2025

Sageport Plant,	Results	Effluent Limits % capacity.	
Flow	.075 MGD	.100 MGD	75.0%
BOD	0 mg/L	30 mg/l	
TSS	0 mg/L	30 mg/l	
pH	6.8 – 7.2	6.5 – 9.0	
Phosphorous	0.12 mg/l	1.0 mg/l	
E-Coli	37/100 ml	419/100 ml	
Ammonia	5.03 mg/l	14 mg/l	
Total Inorganic Nitrogen	16.1 mg/l	23 mg/l	
Sludge hauled	13,000 gallons	NA	

Operation – *RBC #2 needs new bearings and bearings are on site we will need a crane working on bids.*

Waucondah Plant,	Results	Effluent Limits % capacity.	
Flow	.180 MGD	.320 MGD	56.2%
BOD	0 mg/L	30 mg/l	
TSS	26 mg/L	30 mg/l	
pH	6.8 -7.1	6.5 - 9.0	
Phosphorous	0.33 mg/l	1.0 mg/l	
E-Coli	17/100 ml	224/100 ml	
Ammonia	0.27 mg/l	12.6 mg/l	
Sludge hauled	24,000 gallons	NA	

Operation-

Collection System

Red Rock Lift Station – Normal Operation

Bannock Lift Station – Normal Operation

Boreas Lift Station – Normal Operation

Sewer Mains – Normal Operation

Sep-25

Taps

West Side: 888

East

Side:

688

	<u>Water & Septic</u>	<u>Water & Sewer</u>	<u>Water & Septic</u>	<u>Water & Sewer</u>
New	0	1	0	0
Total	33	855	264	424

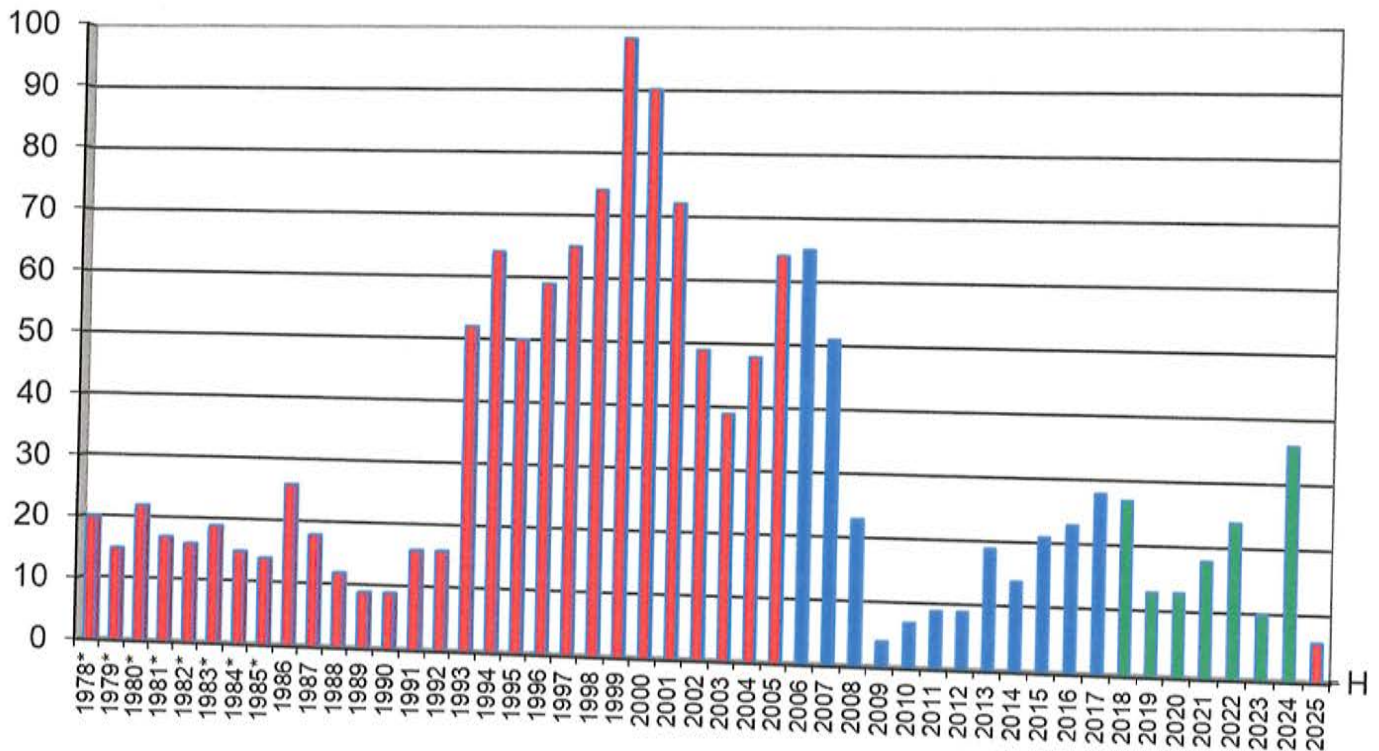
Total Water Taps 1576

Total Sewer Taps 1279

Total Septic Systems 297

YTD Homes thru 9-30-2025

Homes Permitted 1978 - 2005 / Homes tapped in 2006 - 2025





Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
perryparkwsd.colorado.gov

Monthly Staff Report – October 15, 2025

For Your Information:

Attached is the Permit Applications report.

Attached is the Monthly Residential and Commercial Customer Consumption report.

There were no updates to the Waucondah Wastewater Treatment Plant – Electrical/Odor Related Expenses Summary Report for 2020, 2021, 2022, 2023, 2024 and 2025.

Attached is the Month End Cash Balances report.

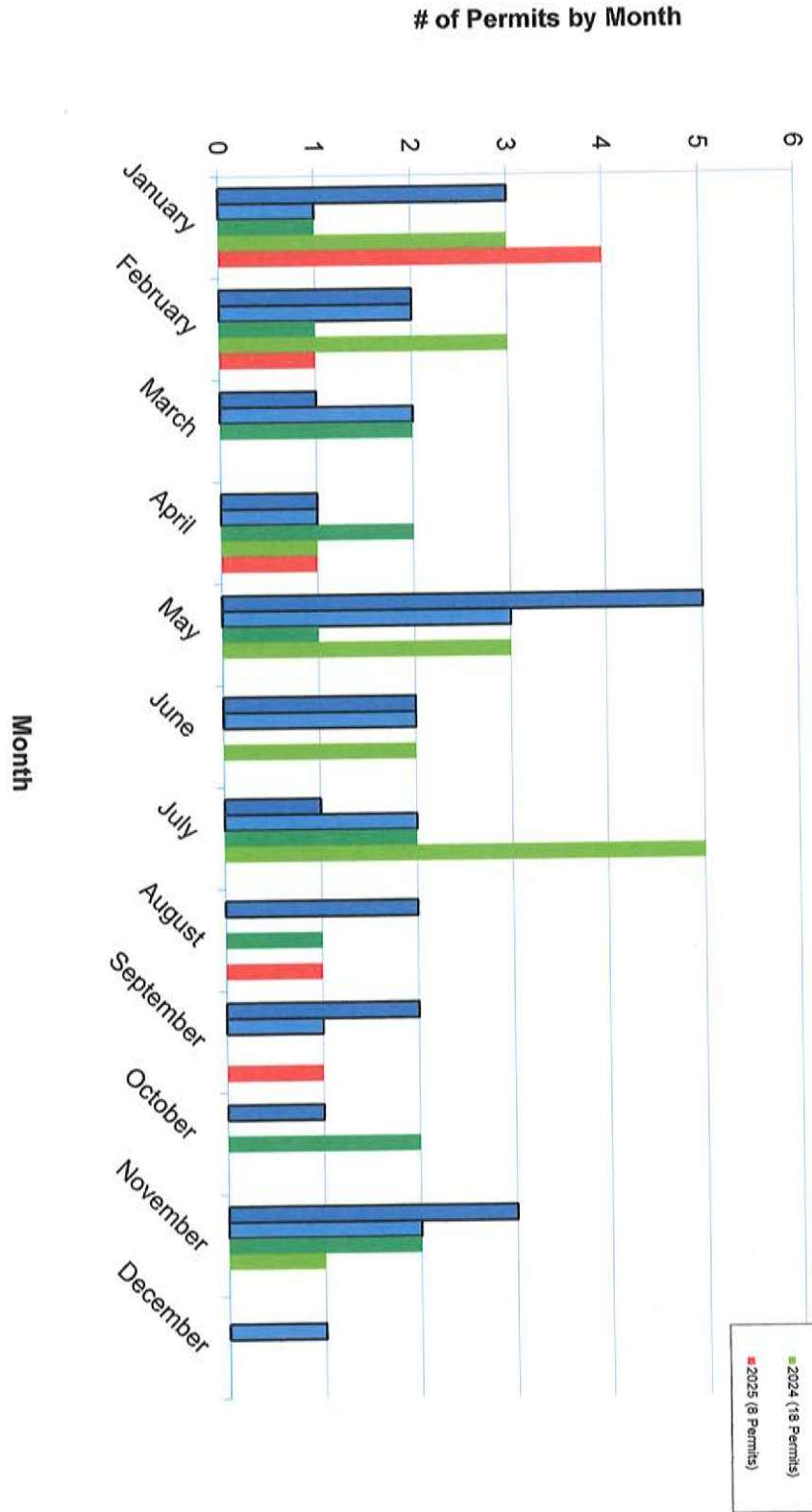
Attached is the Capital Improvement Projects report.

Attached is the YTD Revenue Budget report.

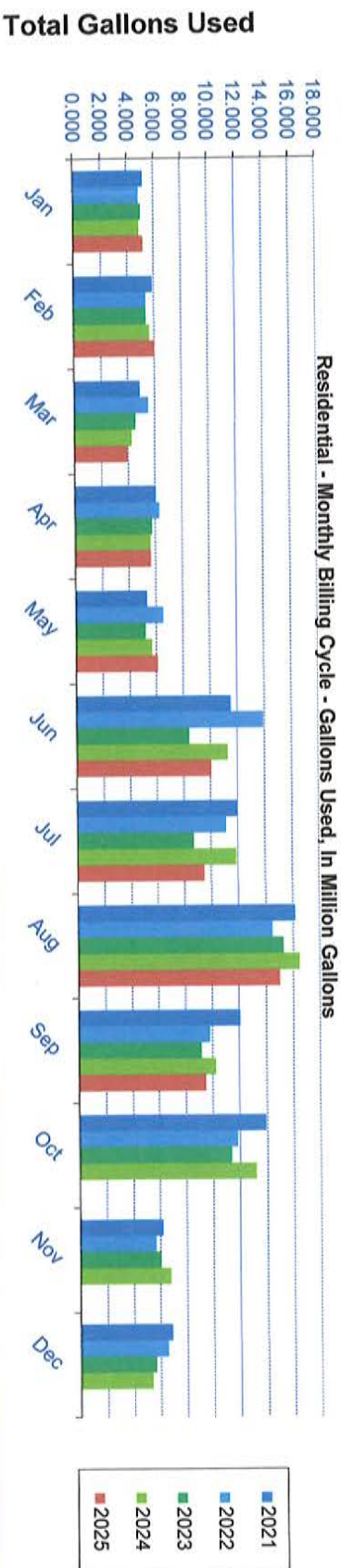
Attached is the YTD Expense Budget report.

Attached is the 3rd Quarter Unofficial Financial Statements.

Permit Applications



Residential - Monthly Billing Cycle - Gallons Used, In Million Gallons



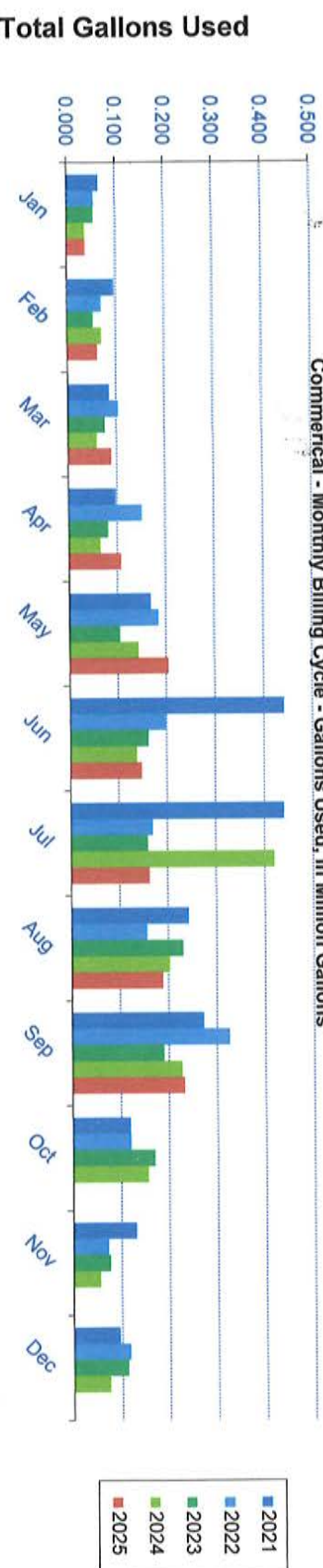
Residential-MGD

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage	0.007	0.007	0.006	0.007	0.009	0.012	0.013	0.017	0.013	0.000	0.000	0.000
Total Usage	5.185	6.023	3.924	5.648	6.095	10.047	9.490	15.002	9.487	0.000	0.000	0.000

Residential Customers in Rate Ranges

Gallons	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
0 - 10000	568	713	637	725	525	500	403	400	385			
10001 - 33000	135	139	63	121	172	314	243	346	269			
33001 - 66000	1	4	3	1	5	40	52	95	44			
66001 - 133000	1	1		2	1	5	6	18	5			
133001 - 9999999					1	1	1	2	1			

Commercial - Monthly Billing Cycle - Gallons Used, In Million Gallons



Commercial-MGD

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage	0.010	0.006	0.009	0.011	0.020	0.002	0.016	0.019	0.023	0.000	0.000	0.000
Total Usage	0.037	0.061	0.088	0.107	0.204	0.147	0.161	0.188	0.232	0.000	0.000	0.000

Customers in Rate Ranges

Gallons	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
0 - 9000	6	7	6	6	4	5	4	4	3			
9001 - 45000	4	3	4	4	6	4	5	5	7			
45001 - 100000						1	1	1				
100001 - 200000												
200001 - 9999999												



**Perry Park Water and Sanitation District
September Month End Cash Balances**

Page: 1

Date Printed: 10/8/2025

	Beginning Balance	Month to Date Deposits	Month to Date Withdrawals	Ending Balance
1st Bank - Checking Account	\$1,953.80	\$5,250.00	\$1,984.02	\$5,219.78
1st Bank - Checking Auto Teller	\$174,950.48	\$238,903.37	\$188,108.73	\$225,745.12
Wells Fargo Checking-Gen Fund	\$1,655,951.46	\$132,980.77	\$16,169.86	\$1,772,762.37
COLOTRUST - Savings-Gen Fund	\$3,271,066.57	\$22,326.66	\$0.00	\$3,293,393.23
CSAFE - Investment Pool	\$138,285.24	\$488.87	\$0.00	\$138,774.11
CommBank-PublicFunds MoneyMkt	\$263,469.78	\$556.54	\$0.00	\$264,026.32
	\$5,505,677.33	\$400,506.21	\$206,262.61	\$5,699,920.93



**Perry Park Water and Sanitation District
September Capital Improvement Projects**

Page: 1

Date Printed: 10/8/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Maucondah WWTP Improvements	\$1,045,302.74	\$0.00	\$1,045,302.74
Sageport WWTP Improvements	\$132,231.10	\$0.00	\$132,231.10
Sageport WWTP Imprv-2018-2019	\$6,494.10	\$0.00	\$6,494.10
Sageport WTP Improv-2018-2025	\$5,146.00	\$0.00	\$5,146.00
Sageport WTP Media Replacement	\$7,922.50	\$0.00	\$7,922.50
Sageport WTP - Radium Removal	\$107,411.20	\$6,300.00	\$113,711.20
GIS - 2018 - 2019 - 2020	\$3,412.50	\$0.00	\$3,412.50
Well Rehabilitation-2017&2025	\$14,464.56	\$0.00	\$14,464.56
Well Electrical Improvements	\$90,892.78	\$0.00	\$90,892.78
Water System SCADA/Automation	\$4,067.63	\$0.00	\$4,067.63
Well Capacity-Poncho Well	\$2,775,900.76	\$40,792.75	\$2,816,693.51
Water Meter - Smart Meter	\$10,177.80	\$0.00	\$10,177.80
Well Improvements/Replacement	\$573,195.00	\$0.00	\$573,195.00
Dakota Well Replacement	\$1,608.88	\$310.00	\$1,918.88
Glen Grove WTP Upgrades	\$137,835.89	\$0.00	\$137,835.89



**Perry Park Water and Sanitation District
September Capital Improvement Projects**

Page: 2

Date Printed: 10/8/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Glen Grove WTP Clear Well-2013	\$20,495.46	\$0.00	\$20,495.46
	\$4,936,558.90	\$47,402.75	\$4,983,961.65



Perry Park Water and Sanitation District
September YTD Revenue Budget

Revenue	2025	2024	2025	2025	2025	Annual
	Monthly Revenue	Monthly Revenue	YTD Budget	YTD Revenue	Actuals vs. Budget	Adopted Budget
Property Tax	\$6,643	\$7,319	\$665,802	\$669,455	\$3,653	\$679,390
Specific Ownership Tax	\$4,223	\$4,473	\$35,250	\$39,212	\$3,962	\$47,000
Water Service Fees	\$99,816	\$107,773	\$825,000	\$826,880	\$1,880	\$1,100,000
Sewer Service Fees	\$97,151	\$97,009	\$754,000	\$822,930	\$68,930	\$1,000,000
Capital Improvement Fee	\$61,294	\$51,010	\$458,800	\$532,015	\$73,215	\$620,000
Radium WTP Upgrade Fee	\$65,214	\$0	\$0	\$177,624	\$177,624	\$0
Service Calls	\$50	\$200	\$5,670	\$2,590	(\$3,080)	\$7,000
Construction Water Sales	\$0	\$30,407	\$77,050	\$44,291	(\$32,759)	\$115,000
Leased Water Sales	\$0	\$0	\$2,500	\$0	(\$2,500)	\$2,500
Water Meter Sales	\$0	\$750	\$12,450	\$5,500	(\$6,950)	\$15,000
Water Stub Out Fee	\$0	\$0	\$2,250	\$0	(\$2,250)	\$2,250
Sewer Stub Out Fee	\$0	\$0	\$2,250	\$0	(\$2,250)	\$1,000
Sewer Lift Station Fee	\$0	\$0	\$1,000	\$0	(\$1,000)	\$55,000
Water Tap Fee	\$0	\$6,118	\$55,000	\$29,760	(\$25,240)	\$100,000
Sewer Tap Fee	\$0	\$7,365	\$80,000	\$7,586	(\$72,414)	\$115,000
Water Development/Core Fee	\$0	\$8,130	\$93,150	\$41,870	(\$51,280)	\$100,000
Sewer Development/Core Fee	\$0	\$4,051	\$76,000	\$12,519	(\$63,481)	\$4,000
Permit Fees	\$150	\$0	\$3,100	\$1,500	(\$1,600)	\$13,000
Other Income	\$7,944	\$7,696	\$10,800	\$10,944	\$144	\$0
Proceeds From Sale Cap Asset	\$0	\$0	\$0	\$0	(\$10,000)	\$10,000
Feasibility Study Deposits	\$0	\$0	\$10,000	\$0	(\$35,557)	\$40,000
Services Provided Reimburse	\$0	\$0	\$40,000	\$4,443	(\$25,593)	\$168,273
Interest Earned	\$12,609	\$10,895	\$131,253	\$105,660		
Total Revenue	\$355,094	\$343,197	\$3,341,325	\$3,334,778	(\$6,547)	\$4,196,663



Perry Park Water and Sanitation District September YTD Expense Budget

Expenses	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Audit	\$0	\$0	\$12,000	\$12,275	(\$275)	\$12,000
Bank Charges	\$300	\$364	\$3,192	\$2,543	\$649	\$4,200
Community Relations	\$0	\$27	\$2,000	\$3,870	(\$1,870)	\$3,000
Perry Park Water News Letter	\$810	\$0	\$7,500	\$4,616	\$2,884	\$10,000
Professional Communications	\$0	\$0	\$10,000	\$9,814	\$186	\$10,000
PPWSD Website Maint&Security	\$0	\$3,600	\$10,000	\$320	\$9,680	\$10,000
Consultants	\$920	\$4,853	\$78,000	\$49,139	\$28,861	\$100,000
Contract Labor	\$2,052	\$0	\$38,000	\$26,396	\$11,604	\$50,000
Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0
Depreciation-Gen & Admin	\$0	\$0	\$0	\$0	\$0	\$0
Director's Fees	\$500	\$500	\$7,600	\$5,800	\$1,800	\$10,000
Dues and Subscriptions	\$0	\$0	\$9,600	\$4,966	\$4,634	\$10,000
Election Expense	\$0	\$0	\$20,000	\$3,189	\$16,811	\$20,000
Insurance	\$0	\$0	\$65,000	\$72,049	(\$7,049)	\$65,000
Legal Fees	\$0	\$375	\$39,500	\$40,649	(\$1,149)	\$50,000
Miscellaneous Expense	\$86	\$0	\$1,900	\$3,609	(\$1,709)	\$5,000
Office Supplies and Postage	\$4,543	\$2,475	\$14,070	\$15,885	(\$1,815)	\$21,000
Payroll - Administrative	\$4,310	\$5,226	\$52,050	\$43,059	\$8,991	\$65,000
Payroll Tax & Benefits-Admin.	\$1,579	\$1,535	\$43,418	\$14,935	\$28,482	\$57,890



Perry Park Water and Sanitation District September YTD Expense Budget

Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Rate Study	\$7,828	\$0	\$0	\$16,370	(\$16,370)	\$0
Repair & Maintenance, Misc.	\$1,407	\$956	\$16,400	\$9,653	\$6,747	\$20,000
Travel and Education	\$0	\$0	\$1,000	\$400	\$600	\$1,000
Treasurers' Fees-Douglas Cnty	\$103	\$113	\$7,350	\$10,025	(\$2,675)	\$7,500
Lease Purchase Interest Paymnt	\$0	\$0	\$25,220	\$25,220	\$0	\$50,440
Utilities - Office	\$1,399	\$1,516	\$12,160	\$14,133	(\$1,973)	\$16,000
Capital Improvements Plan	\$0	\$10,664	\$50,000	\$77,336	(\$27,336)	\$50,000
Chemical Expense - Water	\$60	\$6,322	\$15,540	\$17,613	(\$2,073)	\$21,000
Chemical Expense - Sewer	\$12,684	\$0	\$23,680	\$35,549	(\$11,869)	\$37,000
Computer Software & Support	\$119	\$0	\$5,600	\$3,828	\$1,772	\$20,000
Development / Core Fee Rebate	\$0	\$0	\$11,800	\$17,700	(\$5,900)	\$17,700
Generator & Cathodic Maint.	\$5,161	\$792	\$16,100	\$117,681	(\$101,581)	\$23,000
Hydrant Replacement	\$0	\$0	\$26,000	\$11,231	\$14,769	\$26,000
Operations Additional Services	\$0	\$2,830	\$9,000	\$2,960	\$6,040	\$12,000
Operations Contractor	\$36,524	\$35,808	\$328,716	\$328,716	\$0	\$438,291
Parts & Minor Equip Exp-Water	\$219	\$5,102	\$12,200	\$6,998	\$5,202	\$20,000
Parts & Minor Equipment-Sewer	\$855	\$60	\$18,800	\$11,051	\$7,749	\$20,000
Payroll - Operations	\$9,108	\$8,930	\$90,440	\$90,993	(\$553)	\$119,000
Payroll Tax & Benefits - Ops.	\$2,210	\$2,076	\$20,837	\$21,208	(\$372)	\$27,417



Perry Park Water and Sanitation District
September YTD Expense Budget

Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Permits	\$5,466	\$5,737	\$7,300	\$6,443	\$857	\$7,300
Repair & Maint.-Infras.-Water	\$1,305	\$14,195	\$62,700	\$69,033	(\$6,333)	\$110,000
Repair & Maint - Infrs. Sewer	\$16,453	\$2,570	\$88,000	\$73,390	\$14,610	\$100,000
Risk Mitigation	\$0	\$0	\$50,000	\$0	\$50,000	\$50,000
Rules and Regulations	\$0	\$0	\$30,000	\$0	\$30,000	\$30,000
Utility Locates	\$67	\$59	\$1,480	\$9,928	(\$8,448)	\$2,000
Services Provided	\$585	\$1,797	\$28,500	\$8,613	\$19,887	\$50,000
Sewer Cleaning	\$0	\$0	\$40,000	\$31,417	\$8,583	\$40,000
Sludge Disposal	\$13,032	\$13,187	\$134,300	\$119,336	\$14,964	\$170,000
Testing - Water	\$1,451	\$590	\$12,240	\$6,124	\$6,116	\$18,000
Testing - Sewer	\$520	\$520	\$5,850	\$7,347	(\$1,497)	\$9,000
Unscheduled/Emergency Repairs	\$0	\$5,500	\$146,000	\$22,201	\$123,799	\$200,000
Utilities - Water	\$7,755	\$25,692	\$138,700	\$128,768	\$9,932	\$190,000
Utilities - Sewer	\$5,478	\$10,029	\$52,500	\$63,438	(\$10,938)	\$70,000
Vehicle Expense	\$54	\$97	\$3,600	\$703	\$2,897	\$5,000
Water Meter, PRV, Yokes, Rem.	\$0	\$1,463	\$17,000	\$21,594	(\$4,594)	\$20,000
Clearing Account	\$0	\$110	\$0	\$0	\$0	\$0
Total Expenses	\$144,941	\$175,669	\$1,922,842	\$1,700,114	\$222,729	\$2,500,738

Perry Park Water and Sanitation District

Unofficial Financial Statement

Quarter 3, 2025

Assets

Current Assets

Cash and cash equivalents - Unrestricted	\$5,676,665
Cash and cash equivalents - Restricted	\$24,760
Accounts Receivable, net	\$501,524
Receivable - County Treasurer	\$4,585
Property taxes receivable	\$679,390
Prepaid expenses	\$20,051
Total current assets	\$6,906,975

Capital Assets

Capital assets, not being depreciated	\$10,014,620
Capital assets, being depreciated	\$36,532,960
	\$46,547,580
Less accumulated depreciation	(\$21,330,497)
Total capital assets, net	\$25,217,083
TOTAL ASSETS	\$32,124,058

Liabilities, Deferred Inflow of Resources and Net Position

Current Liabilities

Accounts payable and accrued expenses	\$699,983
Accrued wages, benefits and compensated absences	\$30,271
Deposits	\$11,466
Interest payable	\$4,203
Lease payable - current	\$173,000
Total current liabilities	\$918,924

Noncurrent Liabilities

Lease payable - noncurrent	\$1,379,000
Total noncurrent liabilities	\$1,379,000
Total liabilities	\$2,297,924

Deferred Inflows of Resources	
Deferred property tax revenue	\$679,390
Total deferred inflows of resources	\$679,390
Net Position	
Investment in capital assets	\$23,665,083
Restricted for emergencies	\$24,760
Unrestricted	\$5,507,342
Total net position	\$29,197,185
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	\$679,390

Water and Sewer Operations	
Water and sewer income	\$1,702,191
Direct water and sewer expenses	(\$1,328,180)
Gross Loss From Operations	\$374,011
General and Administrative Expenses	(\$336,689)
Operating Loss	\$37,322
Nonoperating Revenues	
Property taxes	\$669,455
Specific ownership taxes	\$39,212
Net investment income	\$105,660
Miscellaneous	\$16,887
Gain on sale of capital assets	\$0
Total nonoperating revenues	\$831,213
Nonoperating Expenses	
County Treasurer's fees	(\$10,025)
Loss on abandoned/disposed capital assets	\$0
Lease interest	\$25,220
Total nonoperating expenses	\$15,195
Loss Before Capital Contributions	\$883,731
Capital Contributions	
Water and sewer tap and development fees	\$91,735
Capital improvement fees	\$532,015
Radium WTP Upgrade fee	\$177,624
Total capital contributions	\$801,373
Change in net position	\$1,685,104
Net position - beginning of year	\$27,512,081
Net position - end of year	\$29,197,185



We Are Colorado WaterWise

Addressing the state's water challenges by improving water efficiency through diverse community connections, innovative solutions and valuable member resources

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Colorado Water Loss Initiative | CWCB

Case Study

Navigation



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[Education and Communication](#)



[Indoor Water Use](#)



[Outdoor Water Use](#)



[Case Studies](#)

The Colorado Water Conservation Board (CWCBC) provides a comprehensive program of training and technical assistance for water providers across Colorado called the [Colorado Water Loss Initiative \(CWLI\)](#), and supports a strategic objective from the Colorado Water Plan – to support water management activities for all water providers. The focus of the program is on the AWWA M36 water audit, the free AWWA Water Audit Software, and the basic audit validation methodology. The AWWA Water Audit Software is the industry standard tool for quantifying water loss and non-revenue water.

Phase 1 of the CWLI program took place from 2018 – 2020, introducing the American Water Works Association (AWWA) M36 methodology and the AWWA Free Water Audit Software.

Phase 2 of the CWLI is currently available to all water providers and offers water loss training and technical assistance at two different entry points. Phase 2 will continue through 2024.

Learner Track: Water providers that partially participated in Phase 1 or are brand new to the program enter a new learner track with the opportunity to move into the advanced program track.

Advanced Track: Water providers that fully completed Phase 1 may continue an advanced track with training and direct technical assistance. Technical assistance opportunities include supply input meter testing, billing data analysis and prorating, customer meter test design and result analysis, real loss component analysis, or leak detection.

The CWLI and the M36 methodology are for systems of all sizes, and small systems are encouraged to participate. Approximately 85% of the Phase 1 participants said they spent 40 hours or less throughout the two-year program on efforts outside of the CWLI workshops (e.g., data gathering, internal team meetings) and 93% said that their experience in the Phase 1 will drive them to continue using the AWWA M36 methodology and Free Water Audit Software annually moving forward.

Explore Other Case Studies

- [Establishing Indoor and Outdoor Water Budgets | Greeley, CO](#)



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Denver, CO 80250



SCHOOL OF GOVERNMENT

Environmental Finance Center

Back to Basics: Water/Wastewater 101 for New Staff/Elected Officials

September 18, 2025



By Alicea Easthope-Frazer, Senior Project Director, SOG Environmental Finance Center

Turnover is a fact of life for water and wastewater utilities. New board members are elected every few years, and staff transitions – retirements, job changes, or shifting responsibilities – are common. Especially in smaller towns, one person may carry multiple roles, so when someone leaves, a lot of institutional knowledge can leave with them. Without that foundation, decisions around finances, regulatory compliance, asset management, and strategic planning become harder, slower, or riskier.

Another layer of complexity: many people stepping into utility board or staff roles don't come to the table with a utility-specific background. They might come from nonprofit work, private sector roles, or other government positions. A study by the UNC School of Government ("[The Emergence of the Outsider: Tracking North Carolina City/County](#)

[Manager Career Paths](#)") found that a sizeable number of city/county managers entered

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arriving with diverse professional experience. This richness of perspective is valuable, but it also means there's a steeper learning curve when it comes to understanding utility management.

The recent "Recognizing the State's Talent" report from the NC Office of State Budget & Management (OSBM) adds more urgency. It shows that the state faces substantial workforce challenges: high turnover, competitive labor markets, rising retirements, and pressures on recruiting and retaining qualified employees. For example, first-year turnover among state employees was 32.8%, and state agency vacancies are well above pre-pandemic levels. When these trends occur across public service more broadly, utilities – often embedded in local government and reliant on public service staff – feel these pressures too.

All of this underlines a simple fact: the more we can build shared understanding of utility basics – financials, infrastructure management, procurement, and workforce issues – the better equipped utilities will be to adapt, maintain stability through transitions, and deliver reliable service.

In response to these challenges, the School of Government Environmental Finance Center is launching a webinar series this fall. Our goal is to give new staff and board members a clear, approachable introduction to the essentials of utility management. By breaking down complex topics into practical takeaways, the series helps everyone get up to speed quickly, so that important decisions are made with confidence, even during times of turnover.

What the Webinar Series Covers

- Each Monday, join a one-hour virtual session introducing the core responsibilities of managing a public water or wastewater utility: budgets, audits, rate setting, asset management, communication, workforce development, procurement, and partnerships.

~~• Guest experts from the UNC School of Government will bring real-world insight,~~

~~helping connect theory and practice.~~
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- Later in the week, an office hours session provides space for follow-up discussion, clarifications, and questions.

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Why It Matters

- Helps new staff and board members – especially those with non-utility backgrounds – get up to speed quickly, making informed decisions from the start.
- Builds consistency and continuity through leadership transitions, so utility policy, financial health, regulatory compliance, and community service don't suffer.
- Supports retention and effectiveness by reducing the “learning-on-the-job” burden. In environments where turnover and vacancies are high, equipping new leaders with knowledge can help them avoid costly mistakes or delays.
- Strengthens the capacity of public enterprise utilities as part of the broader state and local government workforce, which is under pressure from labor shortages, retirements, and rising expectations.

Practical Details

- The series is free to attend.
- You can drop in for the topics that are most relevant to you; no requirement to attend every session.
- Participants who attend will receive the slides to refer back to later.
- Important: sessions will not be recorded – we believe live discussion and interaction are central to learning, and this format encourages engagement.
- **Link**– <https://unc.zoom.us/j/2820729531?omn=91843434520>, Meeting ID: 282 072 9531

Schedule (breaks from the expected schedule are italicized) ALL TIMES ARE IN EASTERN TIME

- Week 1: **Thursday, September 25**, 1 pm [topic: utilities are public enterprises]
- Week 2: Monday, September 29, 11 am [topic: audited financial statements]
- Week 2: Thursday, October 2, 1 pm [office hours]
- Week 3: Monday, October 6, 11 am [topic: budgeting]
- Week 3: Thursday, October 9, 1 pm [office hours]
- Week 4: Monday, October 13, 11 am [topic: asset management]
- Week 4: Thursday, October 16, 1 pm [office hours]
- Week 5: Monday, October 20, 11 am [topic: billings and collections]
- Week 5: Thursday, October 23, 1 pm [office hours]
- Week 6: Monday, October 27, 11 am [topic: rates]
- Week 6: **Friday, October 31**, 1 pm [office hours]
- Week 7: Monday, November 3, 11 am [topic: accounting and financial reporting]
- Week 7: Thursday, November 6, 1 pm [office hours]
- Week 8: Monday, November 10, 11 am [topic: customer communication]
- Week 8: Thursday, November 13, 1 pm [office hours]
- Week 9: Monday, November 17, 11 am [topic: internal communication]
- Week 9: Thursday, November 20, 1 pm [office hours]
- Week 10: Monday, November 24, 11 am [topic: recruitment and retention]
- Week 10: **Wednesday, November 26**, 1 pm [office hours]
- Week 11: Monday, December 1, 11 am [topic: grant compliance]
- Week 11: Thursday, December 4, 1 pm [office hours]
- Week 12: Monday, December 8, 11 am [topic: procurement]
- Week 12: Thursday, December 11, 1 pm [office hours]
- Week 13: Monday, December 15, 11 am [topic: partnerships]
- Week 13: Thursday, December 18, 1 pm [office hours]
- Week 14: Monday, December 22, 11 am [topic: network of assistance]

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